

EAST VILLAGE CENTER

The east village center, located at the intersection of Watt Avenue and Town Center Drive, will feature a range of locally serving retail uses and services and include a transit center and fire station. The east village center is larger than the west village center and is intended to create a higher density, pedestrian- and transit-oriented, mixed-use node of activity.

A range of locally serving retail uses are encouraged in the east village center. Such use include neighborhood retail goods and services, restaurants and cafes, grocery stores, drug stores, delis and specialty food stores, hair salons and barber shops, laundry and dry cleaning services, video stores, hardware stores, wine stores, liquor stores, gas stations, bakeries, ice cream shops, shoe stops, appliance stores, repair shops, and other similar neighborhood-serving goods and services. In addition, the east village center provides opportunities for a range of small offices and professional services such as dentists and doctors, accounting and real estate offices, public and quasi-public uses, and facilities such as day care, religious facilities, and outdoor plaza, park, and gathering places.

The transit center provides a major bus stop and park-and-ride facilities for a bus transfer station and future bus rapid transit (BRT) service planned for Watt Avenue. It also provides connections to a streetcar system with services to the town center and to an internal bus system that will provide links to the neighborhoods, major community facilities, schools, and the town center.

Direct pedestrian and bicycle access is provided from surrounding residential neighborhoods and along adjacent open space corridors.

Figure 6.14 East Village Center Conceptual Site Design

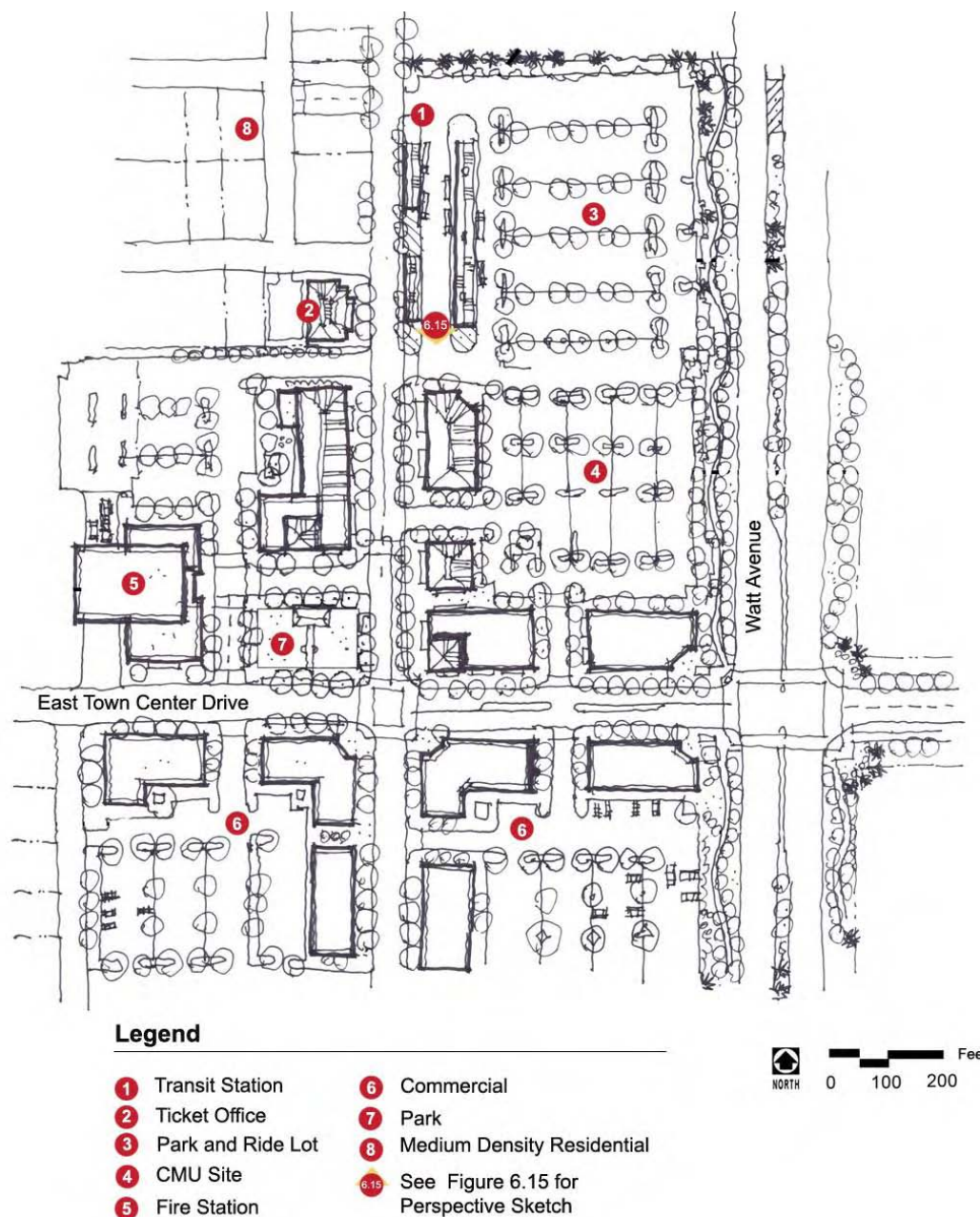


Figure 6.15 East Village Center Perspective Sketch



GENERAL VILLAGE CENTER DESIGN GUIDELINES

Streetscape Design Guidelines:

Walkways in the mixed-use village centers should be designed to create a pedestrian-friendly environment, should be urban in character, and should be designed with the following features:

1. Wide sidewalks designed to support the active pedestrian environment with adequate widths for strollers and wheelchairs to pass one another on the same walkway.
2. Curb ramps and design features to emphasize the pedestrian movement across traffic lanes at key intersections of thoroughfares, arterials, and collector streets.
3. Textured or colored pavement highlighted with clear white striping and bulb-outs or curb extensions at major crossings, used to improve the visibility and safety of pedestrians.
4. Attractive and consistent signage and pedestrian-scale lighting to create a sense of place and identity within Placer Vineyards.
5. Comfortable and coordinated street furniture.

Site Design Guidelines

1. Village centers are encouraged to provide higher intensity housing and commercial uses within a convenient, 5-minute walking distance from the center.
2. The village center should be organized to provide convenient walking connections from the surrounding neighborhoods.



A pedestrian plaza gives identity and a gathering spot for the Village Center.



Landscaping and street furniture create a pedestrian-scale environment for the Village Center.

3. The building and site design of the village center should create a pleasant and enjoyable place that makes walking attractive and preferable to driving. The pedestrian experience should include large-canopy street trees, landscaped spaces, and seating areas.
4. Streets and pedestrian paths should be interconnected with the surrounding neighborhood to encourage walking and cycling and distribute traffic to minimize volumes on local streets.
5. Transit stops should be located in the core of the village center with shelters, seating and other pedestrian amenities all in close proximity to other village center uses.
6. Parking for the village centers should be clustered in smaller parking courts behind buildings, away from the main public view, and should allow for shared use by all village center land uses and property owners.
7. For mixed-use projects, parking may be shared between uses, as defined in Policy 3.21.
8. Pedestrian amenities, landscaping, furniture, signs, and lighting should conform to a common landscape design theme to help provide a consistent village image and character. The theme should strive to create a consistent and pedestrian-scale treatment to buildings and the landscape without being overly historical in its approach, or relying on styles that may become outdated in the near future.

COMMUNITY DESIGN

Building Design Guidelines

1. Each village center should have its own unique design elements that distinguish it from other village centers.
2. Buildings in the village center should be designed with a consistent theme or architectural character, using a similar family of building materials, building styles, design elements, and use of color and details. Earth tones and natural materials are encouraged.
3. Buildings should be clustered close to street sidewalks and provide multiple windows and entries on the ground floor to activate the pedestrian space and increase the safety and visual control of the street.
4. Use of architectural elements that create a more active street life and pedestrian scale at the street level are encouraged. Such elements include ground-floor commercial windows; entries; awnings, overhangs, and arcades; outdoor seating, eating areas, and sidewalk seating; street trees for shade; pedestrian-scale lighting; signage; public art; and other streetscape elements.



Building materials, colors, and architectural features should be coordinated to give a unique identity to the village center.



Buildings with architectural elements on the ground floor and street furniture close to the sidewalks provide interest and activity for the pedestrian.

6.3.5 BASE LINE ROAD REGIONAL COMMERCIAL CORRIDOR

The Base Line Road commercial corridor is intended to provide services and promote a balance of employment in the region, as well as generate revenue for the County. It includes business parks, offices, regional commercial centers, and a power center.

Goal 6.21 Provide attractive commercial development and a mix of uses along Base Line Road that provide employment, attracts economic development, a diverse base of tenants, and is easily accessible to the community.

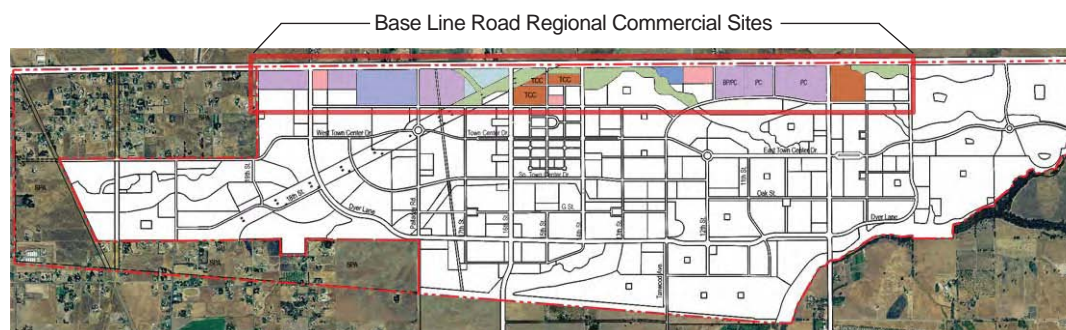
Policy 6.33 Base Line Road Commercial Corridor.

The Base Line Road commercial corridor offers products, services, and employment catering to the broader Placer Vineyards region. It is guided by the following standards:

1. *The Base Line Road commercial corridor will provide easy access and transportation connections to neighborhood areas;*
2. *Direct access connections shall be avoided from Base Line Road (see Policy 5.11, Access within the Development Site);*
3. *Structures in the Plan Area (not including parking and landscaping uses) located immediately south of lands in active rice farming or lands under the Williamson Act contract, shall be setback 200-feet from the existing Base Line Road northern edge of pavement (see Policy 3.29 and Figure 3.5).*

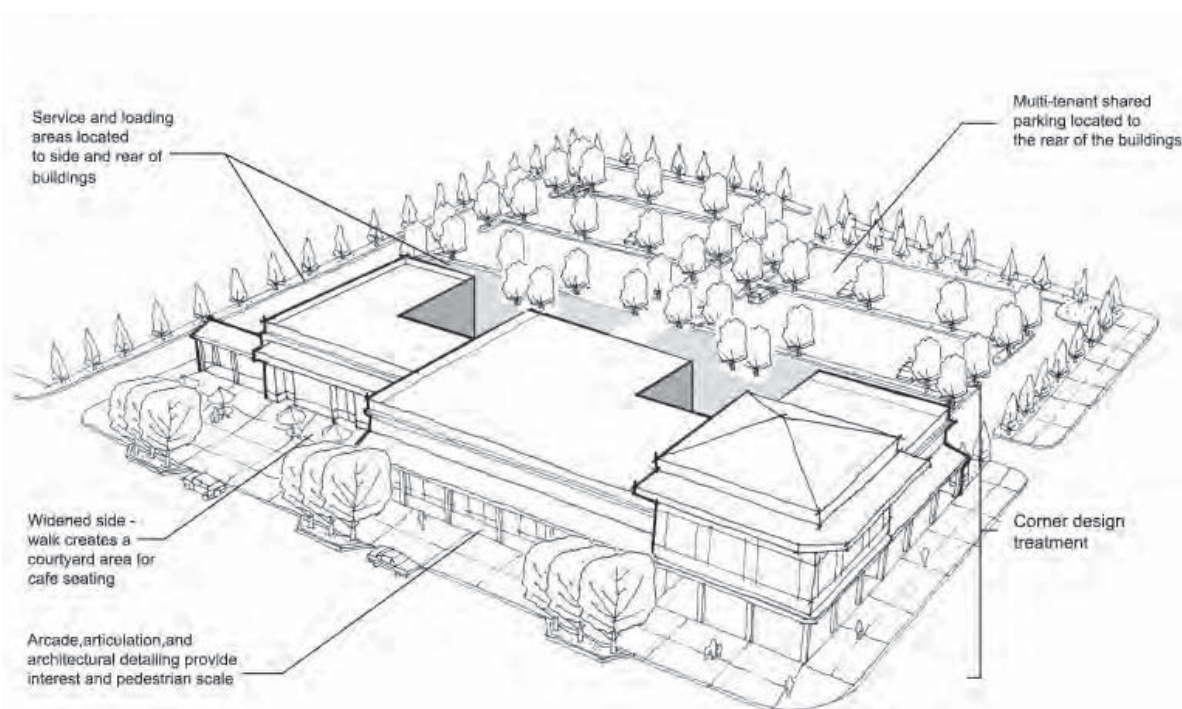
Policy 6.34 Commercial Center Design.

Commercial buildings located next to Base Line Road and a 50-foot landscape corridor shall provide buffers internally in the Plan Area to the noise and traffic generated on Base Line Road.



Regional Center Site Location Diagram

Figure 6.16 Conceptual Commercial Center Site Design



COMMUNITY DESIGN

Policy 6.35 Location of the Power Center.

A Power Center will be strategically located in the Base Line Road commercial corridor at the southwest corner of Watt Avenue and Base Line Road to supply large-volume goods and services.

Design Guidelines for Regional Commercial Centers

1. Encourage buildings to be clustered to allow for internal courtyards and landscaping that minimizes views of parking areas and allows separation of parking and vehicular traffic from the pedestrian experience. Place buildings in close proximity to high-use pedestrian and transit streets to shorten the distance between transit and building entrances.
2. Design for site accessibility.
 - a. Provide wide sidewalks and walkways from parking areas and transit stops.
 - b. Provide bicycle facilities, seating, and other pedestrian amenities at a convenient location to building destinations.
 - c. Use textured, colored pavement, and signage to delineate pedestrian areas and bikeways from vehicular areas.
 - d. Provide plenty of shade along sidewalks, commercial frontage, and access routes through continuous canopies of shade trees, arcades, and awnings.
3. Design commercial sidewalks at a comfortable width to allow for adequate pedestrian access and visibility between adjoining retail storefronts and outdoor activity.



Cluster buildings around courtyards to insulate the pedestrian from the traffic and view of the parking areas.



Delineate pedestrian walkways from vehicular surfaces

- a. Design sidewalks with appropriate and coordinated pedestrian furniture including seating, trash receptacles, pedestrian lighting, newspaper racks, bicycle parking areas, drinking fountains, and signs.
 - b. Establish an internal primary street front but allow variations in the placement of buildings that front directly onto commercial sidewalks. This variation is intended to accommodate building entries or additional cafe seating, landscape courtyards, and plaza spaces that function as outdoor spaces and encourage pedestrian activity.
4. Give special design treatment to street corners which are the most visible areas of the site and natural focal points. Buildings are encouraged to be placed at street-corner intersections.
5. Organize buildings on larger aggregated sites to avoid large parking areas that separate the pedestrians from their destinations.
 - a. On-street parking is encouraged within the parking lots of regional commercial sites or on side streets with no thru-traffic.
 - b. Shared parking is encouraged on multi-tenant sites.
 - c. Plant deciduous canopy trees in parking lots and provide shade along sidewalks (see Policy 6.25 for parking lot shading requirements).
6. Separate access for loading from the primary driveway access. Loading areas and trash containers are encouraged to be located behind buildings or to the sides of buildings, accessed by service alleys, or screened by walls and landscaping.

6.3.6 NEIGHBORHOOD COMMERCIAL CENTERS

Neighborhood commercial centers are intended to provide a range of neighborhood-oriented retail services and products to the residential neighborhoods immediately surrounding them. These centers are sized to allow major tenants, such as supermarkets, drug stores, and hardware stores, as well as convenience service stations, fast-food restaurants, and support office uses, including real estate, insurance and dental offices.

Generally sited on the corners of major arterial and collector intersections, neighborhood commercial centers are located near higher density residential uses, public/quasi-public uses, and parks and open space.

More than just convenience retail centers, neighborhood commercial centers provide focal points of activity within the local neighborhood. Designed to encourage pedestrian access, they serve as local gathering places that enable other forms of neighborhood activity and interaction to occur.

Goal 6.22 Provide local neighborhood services within the community designed to be easily accessible and pedestrian friendly.

Policy 6.36 Neighborhood Commercial Centers.

Neighborhood commercial centers are mixed-use core areas that provide local services and retail to serve the surrounding neighborhoods. These centers will provide neighborhood commercial needs, offering professional services, public/quasi-public facilities, high density residential uses, and easy access to transit services.

Policy 6.37 Pedestrian Access.

Neighborhood commercial centers shall be designed to encourage pedestrian access along the face of commercial buildings and along public sidewalks.

Policy 6.38 Auto Access.

Auto access connections shall be designed to slow and discourage cut-through traffic with the use of traffic calming devices, stop signs, or delineated pedestrian crossings and other features.

Policy 6.39 Transit Access.

Bus turnouts, shelters, and clear pedestrian paths from the street to the major commercial tenants shall be incorporated into the design of neighborhood centers.



Neighborhood commercial area with outdoor seating along pedestrian walkways



Mixed-use neighborhood commercial center integrated into the surrounding residential neighborhood

Design Guidelines for Neighborhood Commercial Centers

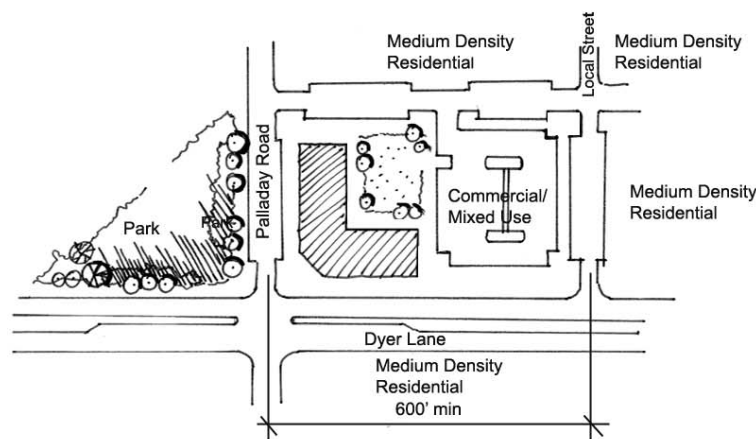
1. Covered walkways and awnings should front on to major anchor stores and connect with other multi-tenant retail shops.
2. Bicycle and pedestrian trails should be provided to allow convenient access between neighborhood commercial centers and surrounding residential neighborhoods.
3. Buildings should be oriented to and located next to pedestrian walkways and street edges. Parking should be placed behind or to the side of buildings to minimize its appearance.
4. Pedestrian-scale street lights shall be provided at appropriate spacings at street intersections, within parking lots, and along pedestrian alleyways and walkways. Street lights should be equipped with standards for hanging decorative banners, flags, and flower baskets. The maximum height for street lighting shall be 14 feet.
5. For mixed-use sites, parking may be shared between uses, as defined in Policy 3.21.
6. Loading access should be separated from the primary driveway access. Loading areas and trash containers should be located behind buildings, to the sides of buildings, accessed by service alleys, or screened by walls and landscaping.

Figure 6.17 Conceptual Access Diagram into Neighborhood Commercial Sites

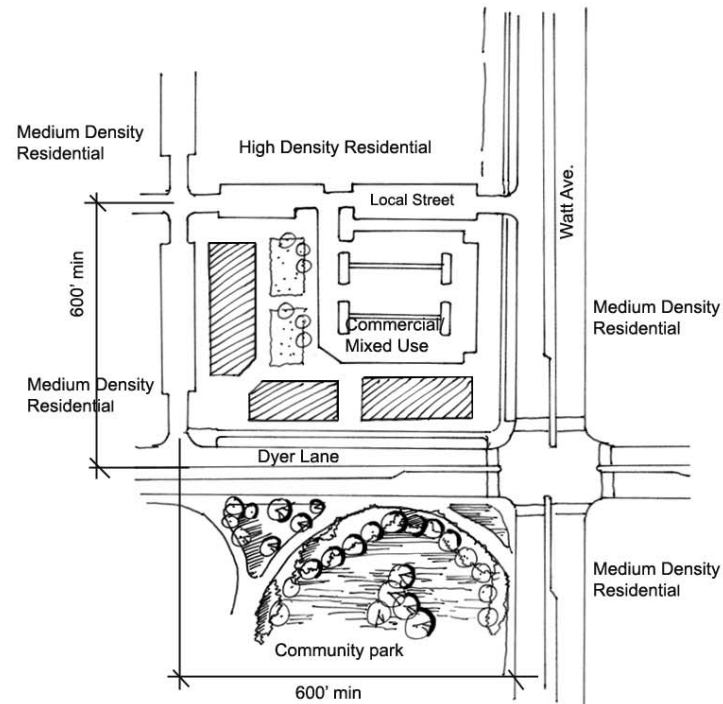
The following diagrams address recommended access into commercial/mixed-use sites for two test sites in the Plan Area. Access into commercial sites should be avoided on arterial and major roadways and should instead be provided from secondary streets. The recommended minimum spacing from an intersection to a development driveway encroachment onto a major arterial or collector street is 600 feet. Minimum distances onto a local collector or low-volume road segments can be 300 feet.



Neighborhood Commercial Center Key Diagram



1



2

6.4 NEIGHBORHOOD DESIGN

Placer Vineyards is organized as an assembly of neighborhoods, each designed with distinct site attributes, anchored with community-serving amenities, and connected through a system of roadways and greenways. The following design guidelines are intended to promote quality design and a cohesive residential environment for a wide array of single-family (detached and attached) and multi-family housing types. It also provides guidance for the siting of homes in relationship to the street, to open space, and to other neighborhood features.

Goal 6.23 Create distinct districts and neighborhoods that help define a sense of place and character within the larger Placer Vineyards community.

Goal 6.24 Design new development that is attractive, functional, and adds to the creation of a sense of place for the Placer Vineyards community.

6.4.1 GENERAL LOT DESIGN

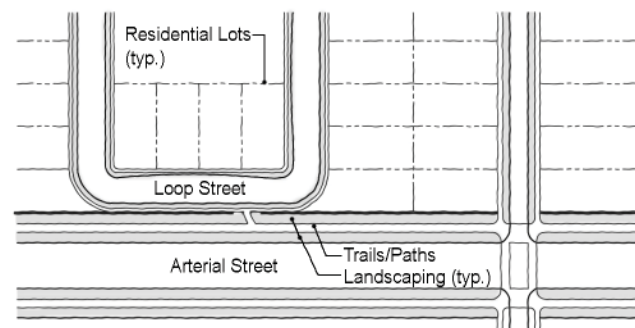
Goal 6.25 Promote lot design and development standards that respond to the unique characteristics of the site and provides the basic organizing framework for each development, but allows flexibility to accommodate a wide range of land use and housing types, styles, and design solutions.

Goal 6.26 Encourage new, creative, and imaginative site designs that provide a variety of solutions to land use types throughout Placer Vineyards.

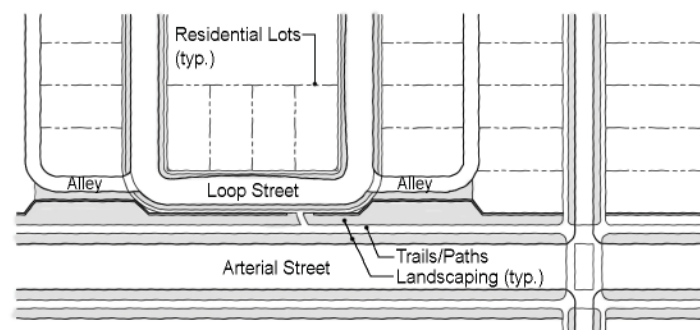
Policy 6.40 *Lot and Development Standards.*

All development in Placer Vineyards shall comply with the intensities found in Table 3.3 in Chapter III, "Land Use," and in Appendix A, "Land Use and Development Standards."

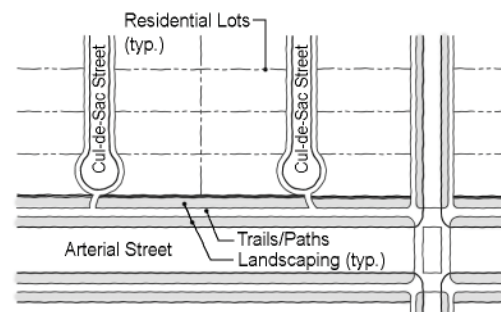
Figure 6.18 Lotting Conditions Adjacent to Major Roadways



Plan A: Lots Fronting on Loop Road with Alley Access



Plan B: Lots Fronting on Loop Road



Plan C: Open Ended Cul-de-Sac Options

Design Guidelines for Residential Lotting

1. Residential lotting adjacent to major roadways should minimize the need for continuous sound walls through the use of a variety of road and lot configurations. Possible alternative lotting and road configurations are provided in Figure 6.18. Also refer to policies 6.43 through 6.49.
2. Residential lots should be organized in block layouts that encourage walking, biking and use of alternative modes of transportation.
 - a. Neighborhoods should be organized into smaller recognizable subareas, where feasible, with schools and neighborhood parks as focal points.
 - b. Residential blocks and streets should be organized in a pattern that reduces regional thru-traffic.

6.4.2 RESIDENTIAL DESIGN

The Placer Vineyards Plan is based on the concept of interconnected residential, commercial, and open space areas. Neighborhood residential policies encourage connections to collector streets between the properties of different parcels and between phases of the same parcel. This concept of interconnections is represented in Figures 6.19, 6.20, and 6.21.

Goal 6.27 Develop residential areas as open and linked neighborhoods that encourage alternative modes of transportation—walking, biking, and transit use—with a school or neighborhood park located within easy walking distance of the surrounding community as the focal point.

Goal 6.28 Create an interconnected community that increases the opportunity for pedestrians to make shortcuts by providing points of access from residential neighborhoods.

Goal 6.29 Provide a diversity of neighborhood streetscapes and architectural designs. Variety in design character helps to reduce the visual repetitiveness of neighborhoods and contributes to a sense of scale that relates to the street and de-emphasizes the automobile as the dominant visual component in the physical landscape.

Policy 6.41 Residential Neighborhood Site Design.

Residential neighborhood site design shall provide opportunities for pedestrian and bicycle connections to core areas and other neighborhoods.

1. *Streets shall be laid out in a pattern that allows for internal connections between adjacent residential neighborhoods without having to drive to an exterior thoroughfare or arterial street.*
2. *Residential developments shall be compatible with and connect to the broader community.*
3. *Residential developments shall avoid using sound walls, when possible, or site designs that insulate or separate the development.*
4. *Residential development shall be designed to have single-loaded streets, located along parks, drainage ways and open space areas. Single loaded streets shall always be provided adjacent to the Dry Creek corridor. Frontages without single-loaded streets may also be approved under certain conditions. Potential conditions when side-on or back-on lot designs next to parks or open space may be approved are:*
 - a. *In small housing development areas where fronting streets is difficult or infeasible, and*
 - b. *Frontages along drainage corridors when frequent openings (i.e. open-ended cul-de-sacs and pedestrian ways) are provided.*

When homes are planned to back onto parks, drainage ways, and open space areas, rear lot conditions shall not extend more than 400-feet without being broken with an open-ended cul-de-sac or pedestrian accessway.

Policy 6.42 Gated Developments.

Gated developments are allowed but not encouraged in the Plan Area. Gated developments will only be allowed at the discretion of the County. When evaluating gated development proposals, the County will ensure that the development is well integrated into the fabric of the Specific Plan and that public pedestrian connection areas through the gated community are provided to adjacent developments and open space areas. The County will also ensure that the design and location of the gates will provide safe and sufficient circulation for emergency service providers and the ability for vehicles to turn around in front of the gate to prevent them from backing out into the adjacent roadways. Gated communities must be designed to ensure that through streets are provided, connecting adjacent neighborhoods and developments and that overall traffic circulation within Placer Vineyards is accommodated.

Figure 6.19 Conceptual Residential Interconnections Diagram

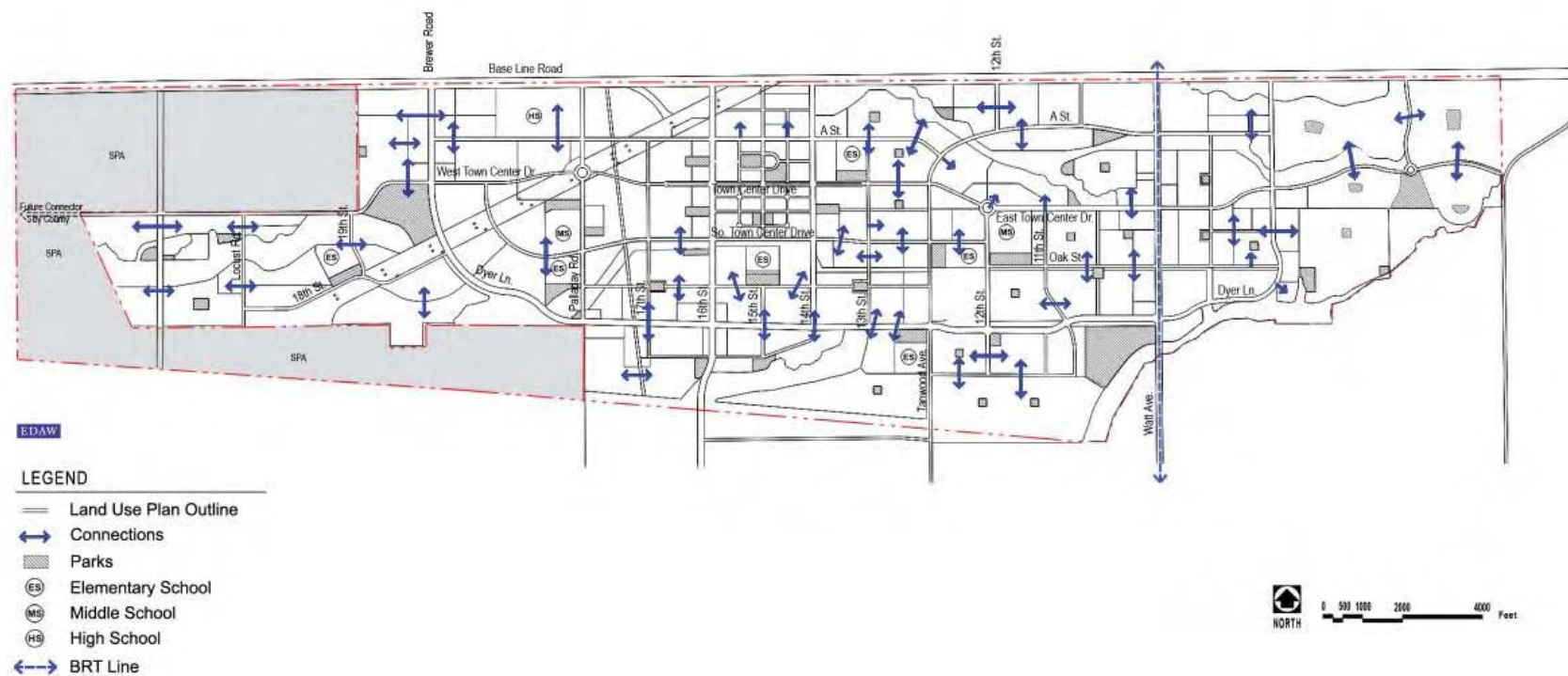
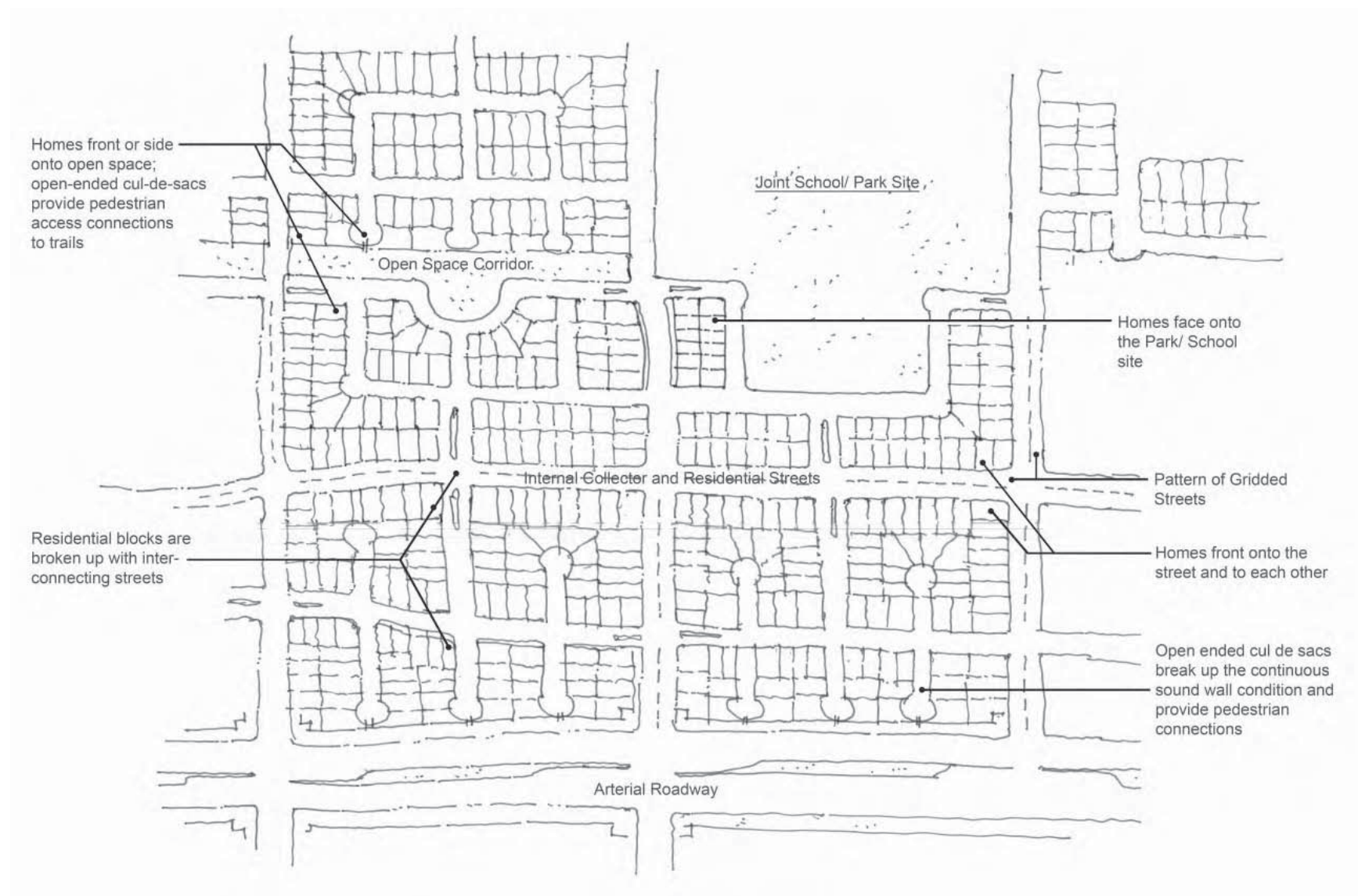


Figure 6.20 Residential Site Design Example: DISCOURAGED



Figure 6.21 Residential Site Design Example: ENCOURAGED



RESIDENTIAL NEIGHBORHOOD SITE DESIGN GUIDELINES

Residential neighborhood design layouts should be designed consistent with the following standards and guidelines.

1. Roadways and pedestrian access paths should link adjoining neighborhoods as an interconnected network, providing easy access to schools, parks, and open spaces. Neighborhood layouts should provide multiple access points, thereby maximizing the number of streets that carry traffic into each residential area and distributing traffic loads.
2. Residential neighborhoods and associated landscape plans should be organized to create a feature or place that makes the neighborhood unique or distinct. This feature may include parks, open space and creek corridors, or school sites that are easily accessed from surrounding residences.
3. Religious sites should be located on the periphery of residential neighborhoods along community collector streets or arterial roadways.
4. Residential streets should be organized to slow traffic and create a more pedestrian-friendly and safe environment through the selective use of roundabouts, bulb-outs, median planting, cul-de-sacs, special paving, and other site or architectural design features.
5. Neighborhood layouts should ensure that open spaces and creeks are visible and accessible from public areas, streets, and trails. Lot and residential building layouts should face onto open spaces wherever possible to provide visual surveillance and security to open space areas.



Pedestrian access paths should create connections linking residential areas to neighborhood destinations.



Parks can be organized to create a focus for a community.



Homes should front onto open space whenever possible to provide visual surveillance to open space areas.

6. Residential site designs should ensure outdoor activity areas shall not exceed the County noise standards. Designs should, however, minimize the need for sound walls adjacent to collector streets within Placer Vineyards by utilizing the planning techniques defined in Policy 6.48 through 6.50 and as illustrated in Figures 6.18, 6.20, 6.21, 6.24, and 6.25.
7. Pedestrian and emergency access should be provided from neighborhoods adjacent to open space and creek corridors.
 - a. Access can be provided by local, single-loaded streets parallel to open space and creek corridors.
 - b. Access may also be provided from open-ended cul-de-sacs, stub streets, loop streets or pedestrian easements between lots.
 - c. Pedestrian access points along open spaces should be no more than 400 feet apart.
 - d. Use of narrow pedestrian connections between lots should be minimized and used only where site constraints preclude access directly from abutting streets.
 - e. Where used, pedestrian access easements should provide functional, safe connections and be a minimum of 20 feet in width. Portions of pedestrian access easements may be wider while still providing visual surveillance from the abutting streets.
 - f. Housing units adjoining access easements should orient homes toward, and be designed to provide visual surveillance of, the pedestrian path from the major living areas of the unit, major entries, and/or windows.

8. All neighborhood site layouts should provide a minimum of two access points on local collector streets.
9. Neighborhoods should have a mix scale of homes, including a mix of one- and two-story homes.
10. Private residential streets are allowed in neighborhoods following Design/Site Review approval (see Chapter IX, "Implementation" for more information on the Design/Site Review process). Refer also to Policy 5.5 on private residential streets.

Design Guidelines for Residential Buildings

Residential building design should provide a mix of façades and floor plans along the same street to avoid repetition or monotony. A variety of design techniques may be used to create variety and visual interest along the street, including the following:

1. A mix of elevations, building styles, and setbacks are encouraged to provide variety in the appearance of the street. Houses of identical elevation should not face one another across the street, nor should they be located next to each other on the same street.
2. Front elevations of residential units should be designed to emphasize entries, porches, and windows into living areas and de-emphasize garages.
3. The building façades in each neighborhood should provide for a variety of styles, materials, colors, and details with some elements that create continuity between units.



Neighborhoods should have a mix scale of homes.



A variety of building styles is encouraged to provide variety along the neighborhood street.



The front elevation of residential homes should emphasize entries, porches, and living areas.

4. Large wall surface areas on building façades should be varied through the use of offsets, overhangs, recesses, balconies, or other architectural elements to provide visual relief and interest. Design attention should also be given to side and rear building façades visible from arterial streets, parks, or other public use areas.



Articulate long building façades through the use of overhangs, recesses, and other architectural features.

Design Guidelines for Entries and Porches

Residential building design should emphasize building entries and porches oriented to the street, providing visual surveillance of the public realm.

1. Entries to residences should be located on the front façade and articulated with special architectural elements such as a deep-set roof overhang, trellis, porch, an offset entry stoop, entry garden, courtyard, or entry portal.
2. All front porches should have a minimum depth of 6 feet (measured from the house to the face of the support columns), large enough to be functional as outdoor seating areas.



Residential building design with well-articulated front entry using entry landscaping and deep roof overhangs.

Design Guidelines for Roofs

Residential neighborhoods and building designs should incorporate a variety of roof forms and treatments to create visual interest. Roof forms, materials, and colors are a major visual element in establishing the style, character and appearance of residential neighborhoods. Roofing materials used should reflect the style and overall character of the building and should be compatible with roofs in adjacent neighborhoods. Color should be used to bring together materials from the site or in the architecture of the building. Use of colors to differentiate between buildings or tenants within larger multi-family complexes or residential developments is encouraged.

Careful consideration and the following standards have been set to avoid the monotonous, repetitive, or massive views of roofs from off-site locations.

1. A variety of roof forms should be provided for each floor plan within a neighborhood, and should be compatible with the architectural style of each building.



Roof forms should be compatible with the architectural style of the building, varied, and articulated to give unique identity to the home.

2. Roof pitches should vary within each neighborhood or project area.
3. Simple roof forms that cover the majority of the main body of the house are preferred. However, roof forms should be articulated through the use of gables, hips, dormers, clerestories, offsetting ridge lines, or other architectural features to reduce the appearance of one large unarticulated building mass.
4. Where possible, roof designs should provide large eaves or overhangs to reduce the visual scale of the building, provide shadow lines and shading to windows to reduce the heat loads coming into the home.
5. All roof top or ground mounted mechanical equipment should be screened from public view.
6. Roof vents grouped and located to the rear of the ridge line, away from the public streets, parks and major pedestrian areas, or the use of ridge line vents is encouraged, to the greatest extent possible.
7. Rooftop screening should be designed as an integral part of the building style and roof type.
8. Active and passive solar-powered systems are encouraged and if provided, should be integrated into the rooftop and building architecture.

Design Guidelines for Garages and Driveways

A variety of garage placements and driveway configurations are encouraged in residential neighborhoods to reduce the visual scale and dominance of cars and garages along the street. See Figure 6.22 for examples of garage and driveway configurations.

Garages

The following are guidelines for locating garages (Refer also to Appendix A, “Land Use and Development Standards,” for design standards for garages.):

1. Homes with side-loaded garages may be set forward of the front façade of the living area, provided the garage side on the street is set back consistent with the minimum front setback for that area.
2. Garages served by an alley may be attached.
3. Homes on corner lots should provide driveways from the side street when feasible, as shown in Figure 6.22. Façades of buildings with side-entry garages should be designed with windows, overhangs, arbors, entryways, or other design elements to avoid continuous blank walls on the façades of side facing garages.
4. Single-width garage doors are encouraged, especially for two-car garages.
5. The location of detached garages in the rear half of the lot are encouraged.
6. The location of detached garages in the rear half of the lot are encouraged.

Driveways

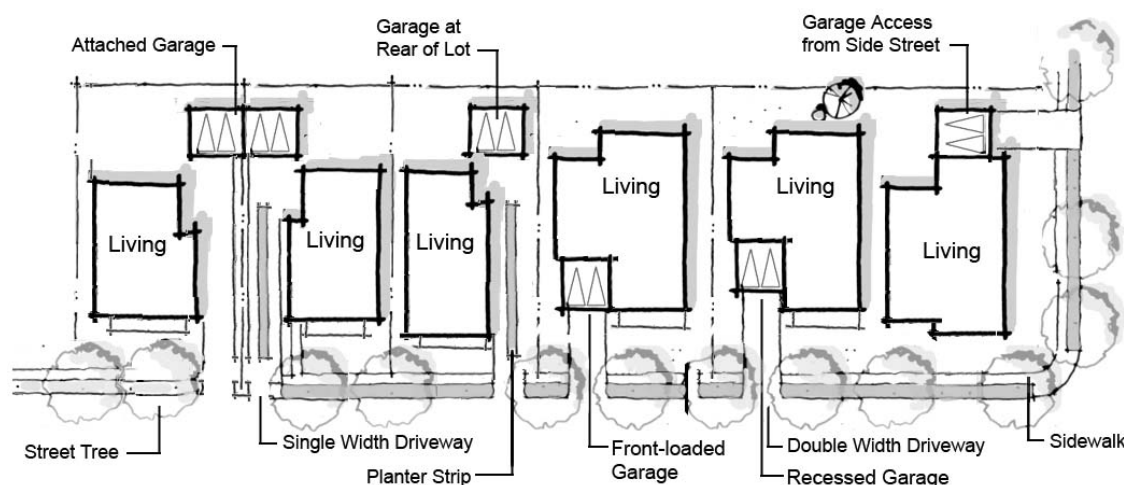
The following guidelines are recommended for the design of driveways. Driveways with parking on the driveway shall conform to the minimum aisle widths and parking stall depths for parking lots, specified in Appendix A, “Land Use and Development Standards.”

1. Direct driveway access to individual residential units from a four-lane or six-lane arterial street is prohibited.
2. Use of planter strips, landscaping, and special paving are encouraged for driveways and alleyways.



Planters and special paving are encouraged along driveways and alleyways.

Figure 6.22 Driveway and Garage Configurations



6.4.3 WALLS, FENCES, AND SCREENING

Walls and fences throughout Placer Vineyards and on property lines provide for privacy security and sound attenuation, and can help to shape individual homes and neighborhoods. Walls and fences influence the character of neighborhoods and they can reduce connectivity by creating physical and visual barriers between neighborhoods. This section includes a variety of techniques and standards that must be used to satisfy the above goals. These require that sound walls be used only when absolutely necessary.

The policies of the Placer County General Plan encourage the use of setbacks, building orientation, noise barriers and other alternatives as noise mitigation in lieu of sound walls. In the event that sound attenuation is required, the techniques and standards specify that all available planning tools and design strategies be used to avoid the use of sound walls to meet noise level standards. Refer also to the noise standards in Chapter IV, “Environmental Resources.”

The design intent of this Specific Plan is to limit the use of sound walls along arterial and collector roads. To mitigate traffic noise and the possible negative visual impacts of continuous sound or privacy walls, a variety of design treatments and land use relationships are recommended. These design treatments include:

- ♦ Land use patterns planned to be compatible to the scale of roadways;
- ♦ The arrangement of lots and streets, including frontage or loop streets and open-ended cul-de-sacs to provide an additional setback or interrupt the continuous wall;
- ♦ Consistent wall design with interruptions to wall massing for pedestrian openings, connections, and wall offsets with optional trellises and privacy gates; and
- ♦ Landscape treatment, such as earth berms, to buffer pedestrian paths and soften or minimize the presence of the wall.

Goal 6.30 Design communities to provide increased visual surveillance of all parks, open space, and pedestrian ways.

Goal 6.31 Encourage open communities. Limit the use of sound walls and fences that can separate neighborhoods.

Goal 6.32 Implement measures to reduce traffic noise on-site to acceptable levels along major thoroughfare and arterial routes (Watt Avenue, Base Line Road, Dyer Lane) and the major collector roadways with general outdoor noise levels in excess of 60 dB DNL, where such routes and roadways are adjacent to low- and medium-density residential development.

Policy 6.43 Attenuating Noise at Low- and Medium-Density Residential Areas Along Major Roadways.

The following shall establish the primary and secondary means for achieving acceptable sound levels along streets that will carry varying levels of traffic. See Policy 6.44 for a description of the means of implementing these techniques.

1. **Thoroughfares and Arterials.** *Watt Avenue and Dyer Lane will carry the highest level of traffic within the community. Residential uses along these streets will be protected from sound levels in excess of the 60 dB DNL standard by the use of sound walls and landscape berms. Open ended cul-de-sacs and loop streets (see Figure 6.18, Plan A, B and D) shall be used to minimize the unbroken length of the sound walls. On Dyer Lane west of Palladay Road and on 16th Street, north of Dyer Lane, where traffic volumes will be lower, design features described as appropriate for collector streets shall be implemented, if approved by the County.*
2. **Collector Streets.** *Many of the collector streets within the community will carry traffic volumes likely to generate noise levels requiring strategic site planning to accommodate noise impacts. Figures 6.20 and 6.21 present examples of designs for neighborhood subdivisions. The designs in these figures are discouraged and encouraged, respectively, when considering the goal of providing residential interconnections on collector and residential streets, where the use of sound walls is discouraged. Appropriate design techniques include open-ended cul-de-sacs (Figure 6.18, Plan D), front-facing development, frontage streets, and loop streets (Figure 6.18 Plans A, B, and C). Figure 6.25 shows a typical street design plan designed in accordance with these standards that minimizes the impact of sound walls.*

Policy 6.44 Edge Treatments for Use at Low- and Medium-Density Residential Areas.

The use of sound walls shall be considered only in conjunction with a minimum of one of the other practical design-related noise mitigation measures described below. Access through sound walls should be provided according to the guidelines listed below so long as it does not introduce noise levels into neighborhoods that exceed County General Plan Noise Element standards. Conceptual designs for a typical residential layout and neighborhood entry along a collector street are shown in Figures 6.23, 6.24, and 6.25.

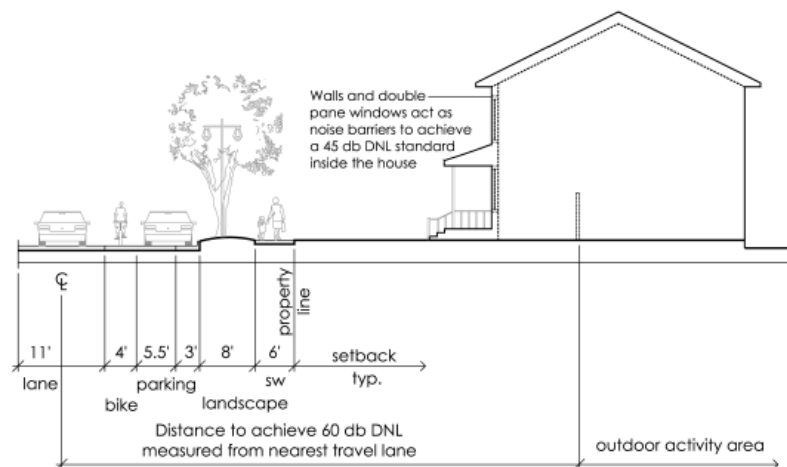
1. **Sound Attenuation on Collector Roadways.** *The preferred treatment to accommodate noise levels on collector streets shall be the use of rear loaded homes fronting onto the street and buildings that act as noise barriers. Homes shall be designed such that the home and side and rear yard fence placement ensures a maximum 60 dB DNL in the outdoor activity area.*

Unless otherwise determined by the Planning Director during the Subsequent Conformity Review process, for the purposes of this Specific Plan, the outdoor activity area is defined as a private outdoor living space enclosed by side and rear yard fences, or an enclosed courtyard, balcony, private patio, or deck. Alternatively, a fence or wall designed and maintained as a noise barrier can be used to obtain the 60 dB DNL transportation noise standard at the outdoor activity area. This would require an acoustical study and barrier maintaining entity, and shall be approved by the County as part of the Subsequent Conformity Review process described in Chapter IX, "Implementation."

The following types of housing can be designed for acceptable noise levels while fronting on these streets: townhomes, multi-unit buildings that have the appearance of a single home from the street, small lot, motor court, and large lot rear-loaded single family homes. (Refer also to Appendix A, "Land Use and Development Standards," for examples of these housing types).

2. **Sound Walls.** Sound walls that may be required along Watt Avenue and high traffic sections of Dyer Lane, 16th Street, and A Street shall generally not exceed a maximum unbroken length of 400 feet. Sound walls on collector streets, shall be avoided, however, if they are required, as determined by the County, they shall not extend more than 300 feet along these streets without being broken by the use of an open-ended cul-de-sac, a section of fronting streets, or homes facing onto the street (see Figure 6.24).

Figure 6.23 Sound Attenuation on Collector Streets



The minimum sound wall opening dimension shall be 25'. Greater width openings are preferred if it is designed in accordance with County noise standards, as demonstrated by an acoustical study.

The preferred noise attenuation treatment shall consist of relatively short lengths of sound wall, interrupted by street intersections, open-ended cul-de-sacs, use of landscape berms with lower built-in walls or fences, pedestrian access easements, and wall offsets (see discussion of these features in the points that follow). Sound walls shall be designed such that the entire length of a street will have a consistent appearance. The aesthetic design of sound walls shall be standardized along the streets. Sound wall designs shall be addressed in the Landscape Master Plan (See Policy 6.1).

For conditions where a sound wall is required, the height of sound walls shall be no more than 6 feet measured from the adjoining finished grade on the street side of the wall and no more than 8 feet from the finished grade on the residential/ commercial side of the wall. When changes in elevation occur linearly along the wall or fence, the structure shall be stepped in equal vertical increments. No step shall exceed 18 inches in height.

The preferred sound wall design shall be split face concrete masonry with pilasters. Trees, shrubs, and vines shall also be planted along the length of the sound wall.

3. **Frontage and Loop Streets.** Frontage and loop streets allow residential development to face the arterial street without the need for a wall or fence along the street. The right-of-way for the frontage or loop street may be reduced in width and the sidewalk on the opposite frontage of the residences may be eliminated. See Figure 6.18, Plans A, B, and C.
4. **Open-Ended Cul-de-Sacs.** Open-ended cul-de-sacs that end at collector streets are intended to reduce the length of sound walls facing onto the major streets and provide pedestrian and bicycle access to the roadways. See Figure 6.18, Plan D.
5. **Large Lots.** Large lots with single-family homes or multiple dwellings are typically accessed from intersecting side streets or from the rear with the primary entries facing the street. Sound or privacy walls and fences in front yards are allowed only as specifically approved by the County.
6. **Landscaped Setbacks and Buffers.** Additional setback buffer areas that are landscaped can be used between residential areas and streets. In this condition, local streets, loop streets, or frontage roads face onto a landscape buffer. Privacy walls or fences are not allowed in front yards of adjacent residential lots. The landscape buffer may incorporate earth berms, trees, shrubs, and other screening vegetation. The right-of-way of local streets adjacent to the landscaped buffer may be reduced in width and the sidewalk may be eliminated from the landscape buffer side of the street.
7. **Landscaped Berms.** Landscaped berms shall be designed not to exceed a maximum 3:1 slope.



Open ended cul-de-sacs interrupt the length of sound walls and allow pedestrian connections.



Landscape berms and terraces used to reduce the appearance of the soundwall along the sidewalk.



Edge treatment along a major collector roadway

Policy 6.45 Edge Treatments at Other Areas Along Major Roadways.

1. **Compatible Land Uses.** All parks, houses of worship, and other noise sensitive uses shall be protected from exposure to noise levels in excess of 60 dB DNL. See noise policies in Chapter IV, "Environmental Resources." Commercial, office, public and other non-residential uses are planned along the major arterial thoroughfares, Base Line Road and Watt Avenue. These non-residential uses will not require the use of sound walls along the street. Where sound walls are required, sound walls shall be designed according to the standards found in Policy 6.44(2), "Sound Walls." A variety of landscaping, berming, or other screening techniques should be used to screen parking lots from pedestrian sidewalks.
2. **Front-Facing Development.** Buildings facing onto the street are the preferred treatment in the Town Center, high-density residential developments throughout the Plan, and along collector streets. Residential uses exposed to transportation noise in excess of 60 dB DNL will be required to design effective mitigation measures to reduce noise in outdoor activity areas to 60 dB DNL and noise in interior spaces to 45 dB DNL.

Appropriate noise mitigations will give preference to proper site planning and design over the use of noise barriers or sound walls. For example, high-density projects should be designed such that active outdoor spaces are shielded from noise impacts by buildings or parking areas between the street and the building or active outdoor space. Building may also be designed with sound-rated

windows and added wall insulation to act as noise barriers, capable of achieving the indoor noise requirement of 45 dB DNL.

Sound walls shall only be considered after all other practical design-related noise mitigation measures have been integrated into the project. The applicant may be required to prepare a study demonstrating how these standards shall be met.

Policy 6.46 Edge Treatment at Corner Lots on Neighborhood Streets.

The side-yard treatment occurs in conjunction with intersecting side streets, open-ended cul-de-sacs, or loop streets. Privacy walls and fences may be used for side yard conditions along the street. These privacy walls and fences on side yards shall not overlap the front house façade. This side yard wall or fence should be terminated 3 feet behind the front façade. Buildings on corners shall provide windows and entries that orient toward the street corners. This treatment does not apply to rear loaded lot conditions (see Figure 6.24).

Policy 6.47 Single Loaded Streets Fronting Open Spaces and Parks.

This condition occurs when local streets, loop streets, or frontage roads are facing onto an open space corridor or park adjacent to the arterial roadway (see Figure 7.9). The additional open space setback provides a buffer between the residential units and the arterial street. Privacy walls or fences are not allowed in the front yards. Low fences or view fences are preferred (see Policies 6.49 and 6.50).

Policy 6.48 Variation in Edge Treatments.

Variations in the recommended edge treatments identified above will be allowed as determined by Placer County if one or more of the following conditions apply:

1. The treatment fails to provide adequate noise protection.
2. The proposed development provides an alternative treatment that meets the goal and intent of the edge treatment policies of this Specific Plan.



Side- and rear-yard privacy fences, including lattice fences, shall be a maximum of 6 feet high.

Policy 6.49 Lot and Yard Privacy Fences or Walls.

Privacy fences or walls also occur along lot lines between individual lots and structures. Generally privacy fences or walls between lots are placed on the lot line and shall not be visible from major public streets or public use areas. Privacy fences or walls shall be subject to the following design standards.

1. A solid “good neighbor” fence or wall provides for privacy, security, and occurs in either the side- or rear-yard conditions.
2. Fences (including lattice and similar attachments) and walls (measured from the finished grade of the public street side) shall be no more than 6 feet high. If located within the clear site distance triangle or within a required front yard setback, the maximum height of a wall or fence shall be 3 feet (refer to the residential setback standards in Appendix A).
3. Design of private fences shall be compatible, complement the building architecture, and should be consistent within each residential neighborhood or development phase.
4. Fences or walls shall be constructed of durable materials, and shall present a finished appearance from both properties.
5. For corner lots, street side fencing shall not overlap with the front façade of the building (see Policy 6.46). Fences or walls that connect two separate units and are visible from the public streets and public use areas should be of the same materials and color, and should be compatible with and complement the building architecture.

6. *The visual prominence of walls and fences can be reduced through the use of landscape screening, trees, vines, shrubs, and hedge plants.*
7. *Front, side, and rear yard fences may consist of wood-picket fencing, wood-rail fencing, decorative iron fencing, or split-rail fencing in keeping with the historic rural character of Placer Vineyards.*
8. *Wall or fences along rural residential and agricultural areas adjacent to Placer Vineyards shall incorporate fencing designs characteristic of rural, agricultural fencing types to provide a transition into these areas. Use of wood-rail fences, split-rail fences, wire fencing, rock walls, or wrought iron or picket fences is preferred. Where possible, view fences should be used (see Design Guidelines for View Fences that follow).*

Policy 6.50 Security Fences.

Security fences are restricted to be used only to enclose large facilities in the Plan Area, such as the power substation and corporate yard. The use of wrought iron is encouraged. Chain link fencing with wood slats may be used for security fencing in these conditions. Use of barbed wire or razor wire at the top of security fencing is not allowed.



An example of a wood rail front yard fence



Wood rail fences are preferred as a buffer treatment adjacent to rural residential and agricultural properties.

Design Guidelines for View Fences

View fences are intended to provide privacy and separation, yet allow for views into and added visual surveillance of adjoining open space, parks, and public use areas from adjoining private lots and buildings. View fences may consist of wood or steel posts with wood pickets, wood rails, or decorative wrought iron. View fences are subject to the following:

1. View fences should be located where residential uses abut open space areas and creek corridors, or adjacent to rural residential and agricultural lots.
2. View fencing is limited to a maximum of 6 feet high.
3. Chain-link fencing, barbed-wire fencing, or razor wire is prohibited on residential properties.
4. View fences may use solid materials (stone, decorative concrete, wood, etc.) for the first 4 feet in height, with the use of more opaque or see-through materials up to 6 feet high. See-through materials may include lattice, wrought iron, pickets, or wire mesh.



View fences are preferred for homes fronting on open spaces.

Figure 6.24 Sound Wall on Arterial at a Typical Neighborhood Entry

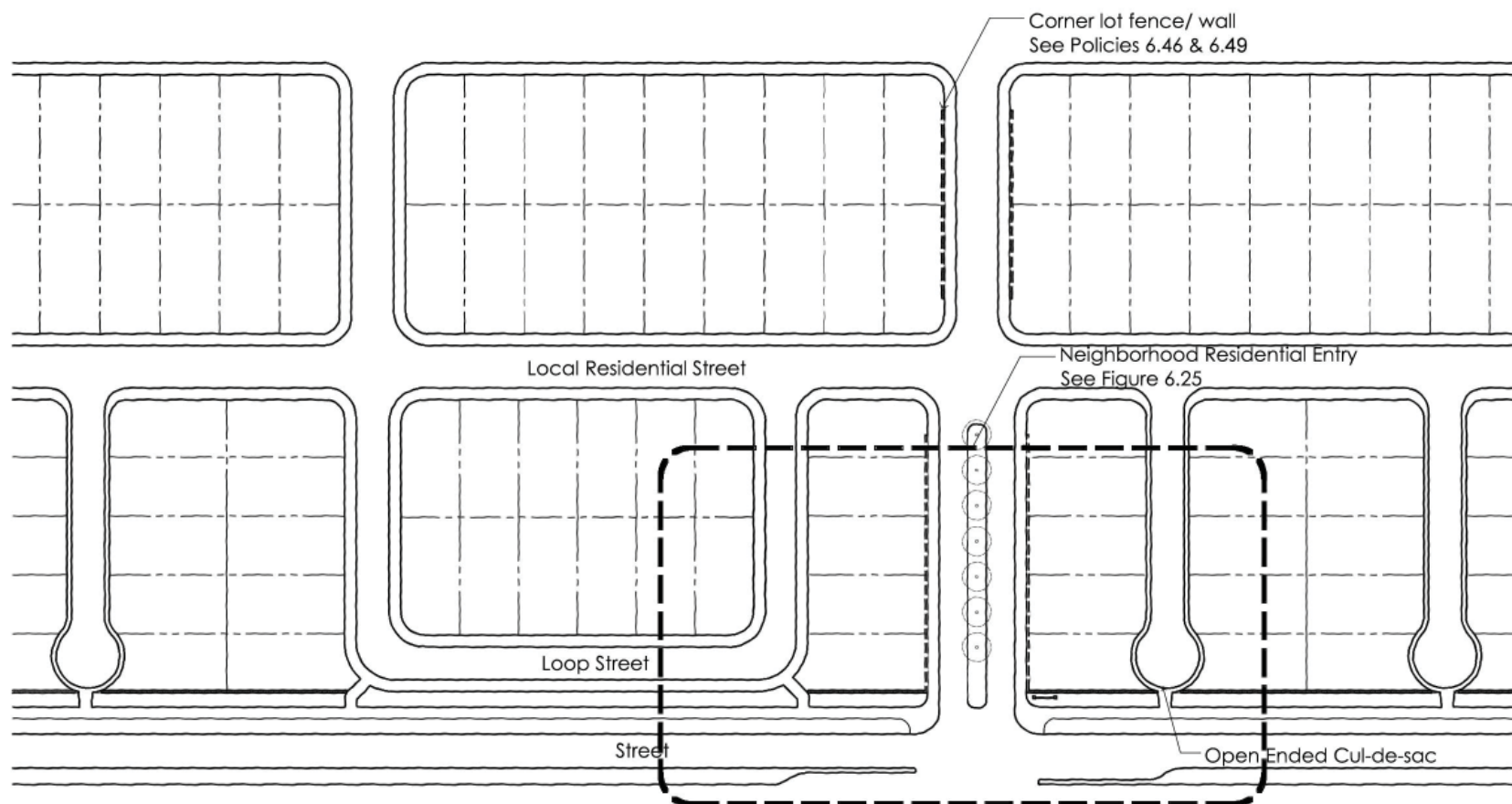
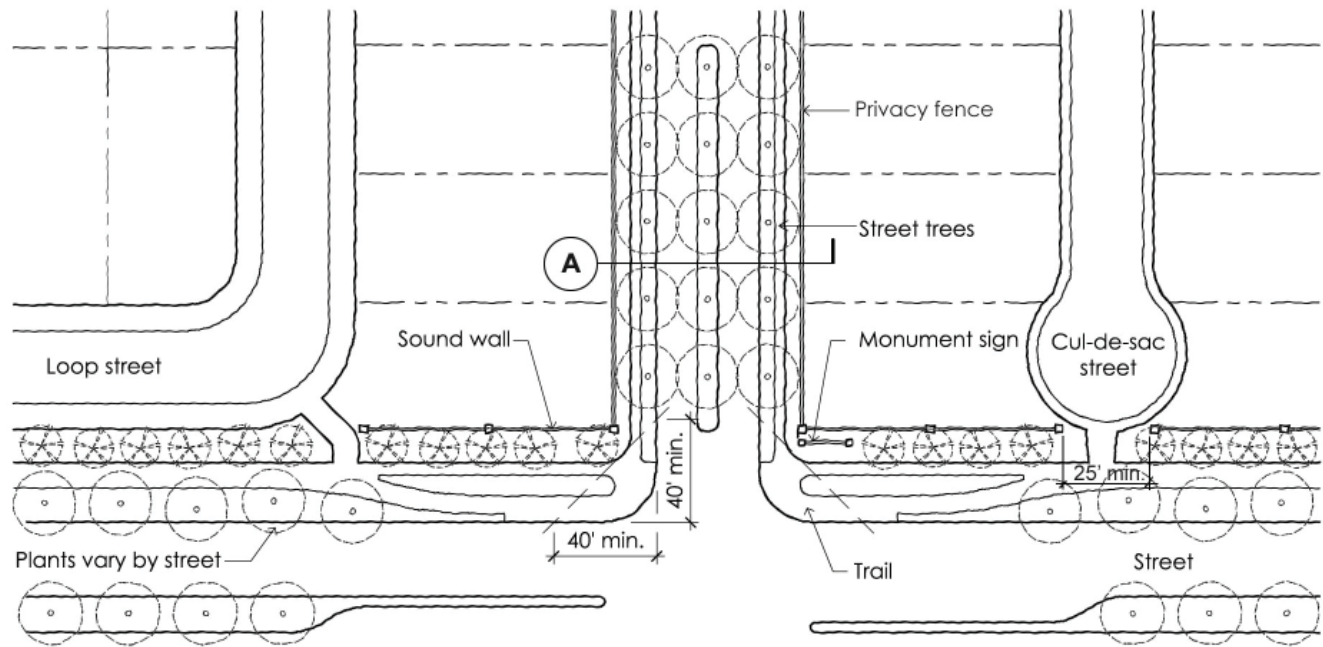
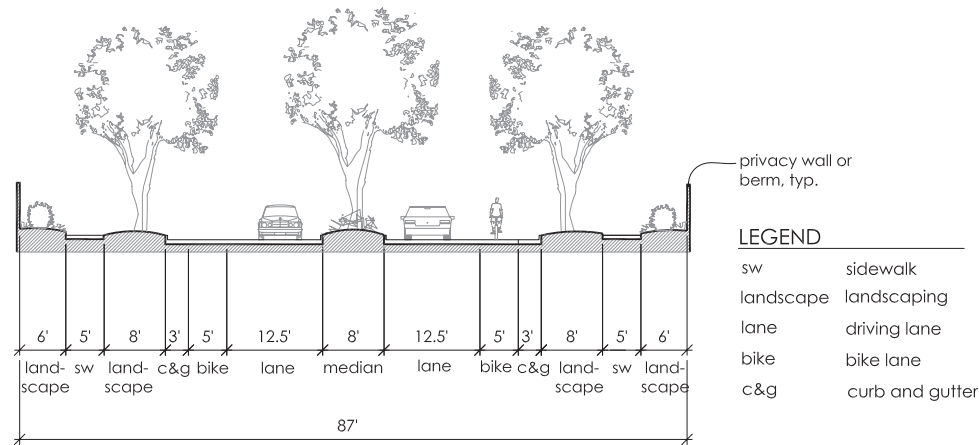


Figure 6.25 Neighborhood Residential Entry Plan and Elevation



Plan



Section A

CHAPTER VII: PARKS AND OPEN SPACE



7.1 PARKS AND OPEN SPACE CONCEPTS

Context

This section provides an overview of the parks and open space system designed for Placer Vineyards. The intent of this Specific Plan is to ensure the timely implementation of parks and open space facilities concurrent with the development of the Plan Area.

The parks and open space system for Placer Vineyards consists of the active parks, recreation facilities, passive open space recreation areas, street landscape corridors, and open space buffer areas. This chapter should be used in consultation with the design standards for trails found in Chapter V, “Transportation and Circulation,” and with the landscape and streetscape design guidelines in Chapter VI, “Community Design.”

The *Placer County General Plan* requires new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents. Based on a projected population in the Plan Area of 32,823 people, approximately 164 acres of improved parkland and 164 acres of passive recreation area must be provided in the Placer Vineyards community, for a total of 328 acres. A total of 926 acres of parks and open space are provided in the Plan Area. Figure 7.1 shows the location of parks, open space, and landscape buffer areas for the Plan Area. Table 3-3 identifies the park and open space requirements for each property within the Plan Area.

7.2 PARKS

The park system proposed for Placer Vineyards will incorporate 210 acres of public and private parks (with 199 acres counted toward satisfying Placer County General Plan park requirements). See Figure 7.1 for the types, general location, and size of parks. Refer also to Table 7-1 for a summary of parkland facilities recommended by the Placer County General Plan.

Goal 7.1 Satisfy the Placer County General Plan requirement to provide a minimum of 5 acres of active or improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents.

Policy 7.1 *Park Recreational Facilities.*

Recreational facilities required by the General Plan are listed in Table 7-1, “Summary of Recommended Park Facilities.” Facility needs identified in the table will be met on either public or private park sites within the Specific Plan Area. The Parks and Recreation Master Plan described in Policy 7.2 below may refine and modify this list.

Policy 7.2 *Parks and Recreation Master Plan.*

Property owners and the County shall develop a Parks and Recreation Master Plan to guide planning and design of individual park facilities prior to the approval of the first large lot final map for recordation. The master plan shall be guided by the design and programming sections of this Specific Plan and as required by the Public

Facilities Financing Plan. This master plan shall address the need for specific types of active and/or passive recreational facilities and shall also refine the trails design/plan, establish a design “theme” for the parks, and provide specific development plans (for the types of equipment, materials, and cost estimate) for each park site. When designing park facilities adjacent to schools, the location and type of planned school facilities should be considered.

The Parks and Recreation Master Plan shall also provide guidance regarding the specific final siting of neighborhood and mini parks. The ultimate location of neighborhood parks and mini parks shall be defined at the small lot tentative map stage.

Policy 7.3 *Dedication of Parks and Open Space.*

Landowners shall offer for dedication the areas within their property planned for parks and open space, including both active- and passive-use parks. The location and size of parks and open space are indicated in Figure 7.1. They will be refined in the Parks and Recreation Master Plan and finally located on tentative maps for individual projects. The timing for the development of parks and open space for individual projects and details regarding park fees, land dedications, and on-site park development shall be described in the Public Facilities Financing Plan and defined in the Development Agreement.

Policy 7.4 *Operation and Funding for Recreation Programs and Park Maintenance.*

Recreation programs and the maintenance of parks shall be operated by the County with funding provided from a Community Facilities District (CFD) and/or a County Service Area (CSA). The recreation program will include typical urban recreation services such as sports leagues, senior programs, youth programs, teen programs, and aquatic programs.



PARKS AND OPEN SPACE

Table 7-1 Summary of Recommended Park Facilities ¹

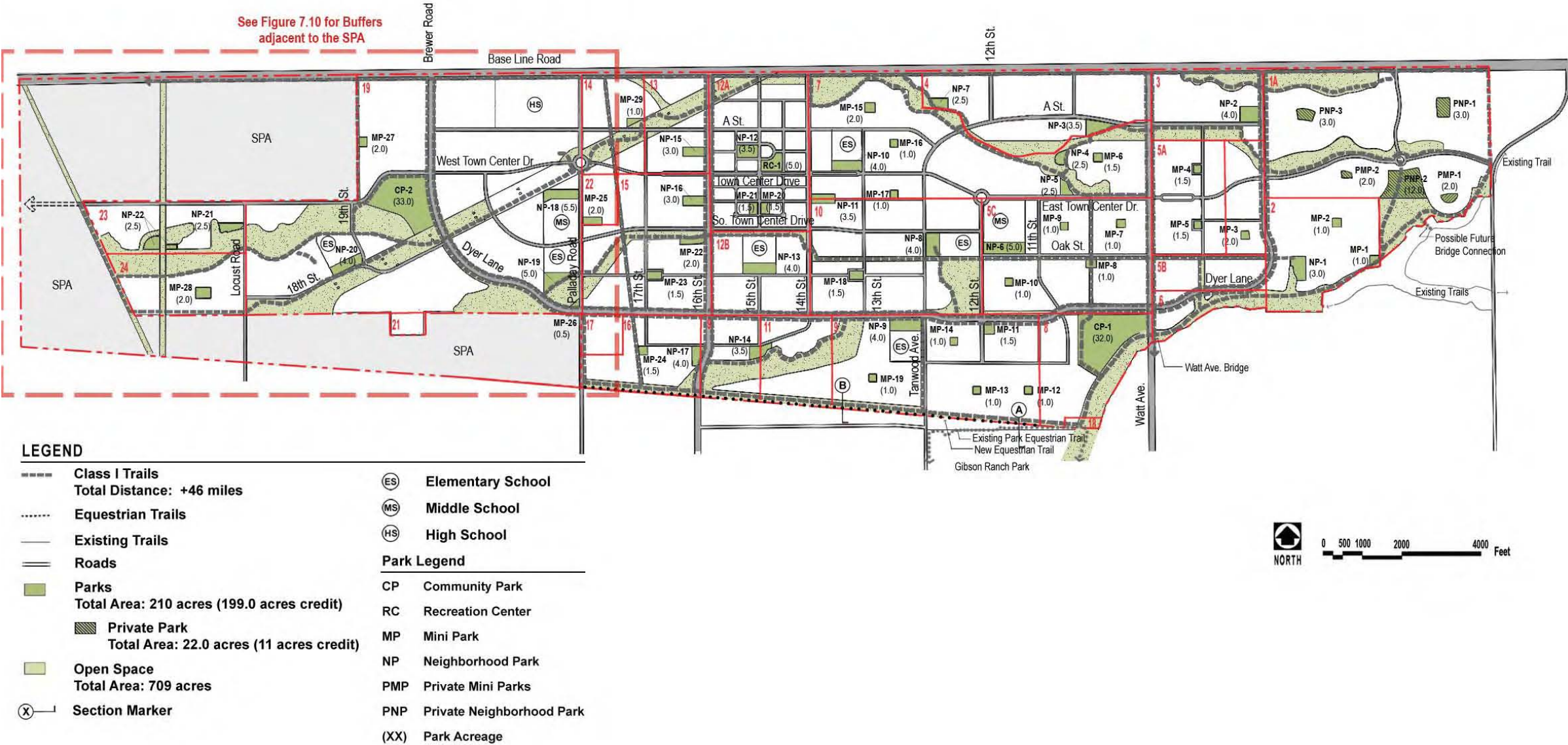
The table below provides a list of facilities that the Placer County General Plan indicates this plan should strive to implement. The Parks and Recreation Master Plan will define the park and recreation facilities that shall be provided for each park within the Placer Vineyards community.

Quantity Required by General Plan	Facilities Required by General Plan	Facility Size ¹	Acres per Facility
16.5	Tot Lots	~ 60 feet in diameter	0.15
11	Playgrounds	~ 100 feet in diameter	0.33
6	Tennis Courts	60 feet by 120 feet	0.20
6	Basketball Courts	50 feet by 100 feet	0.20
11	Baseball Diamonds or Fields	325 feet F.L.	3.67
11	Softball Diamonds, Little League Diamonds	300 feet F.L.	2.81 1.43
17	Youth Soccer Fields	150 feet by 250 feet	1.38
17	Adult Soccer/Football/Open Practice Field	225 feet by 360 feet	2.30

Note:

¹ Field sizes based on County and NRPA facility standards.

Figure 7.1 Parks and Open Space Diagram



PARK CLASSIFICATIONS

Types of parks designed for the Placer Vineyards community include community parks, a town center green, a recreation center, neighborhood parks, and mini parks, as identified in Figure 7.1, “Parks and Open Space Plan.” There are also a few private parks, located primarily within the properties set aside for an active-adult community. The park types are described in the sections that follow. Facility allocations in these descriptions and conceptual park layouts shown in the figures may be modified by the Parks and Recreation Master Plan (see Policy 7.2).

Goal 7.2 Provide a range of park types and sizes to accommodate the recreational needs of the community.

Community Parks

Two large community parks are located in the Plan Area. The east community park (community park #1) is located on the eastern portion of the Plan Area, adjacent to the Dry Creek Parkway. The park will incorporate parking, staging, and access to Dry Creek for bicyclists, pedestrians, and equestrians (see Figure 7.2 for a conceptual site diagram of the east community park). The west community park (community park #2) is located on the western portion of the Plan Area, near village center retail, the SPA area, and the open space corridor for the east-west power line (see Figure 7.3 for a conceptual site diagram of the west community park). Offering both active sports fields and passive recreation areas, community parks serve a range of community activities that may include youth and adult leagues, picnics, and neighborhood events.

Potential facilities for community parks include:

- ♦ 2 full-court basketball courts
- ♦ Multi-use courts
- ♦ 4 lighted tennis courts



Example of an active sport field in a community park



Shade structure for a picnic area in a community park

- ♦ 2 youth softball/baseball fields with at least 1 soccer field overlay
- ♦ Lighted adult softball/baseball field
- ♦ 2 volleyball courts
- ♦ A skateboard park
- ♦ Open turf area
- ♦ Tot lot and equipment for ages 2-5
- ♦ Play lot/structure for ages 6-12
- ♦ Picnic areas with BBQ and either shade structure or adequate shade from trees
- ♦ Large group picnic area with BBQ and shade structure for 50 or more people
- ♦ Restroom with concession stand
- ♦ Large maintenance building with yard
- ♦ 2 or more of the following special facilities which may include: a community center, recreation center, aquatic center, senior center, youth center and gymnasium
- ♦ Parking with 75 percent or more of the needed parking located on-site (typical parking ratio is 9 spaces per acre, but each site will be evaluated based on the type and location of facilities)

Policy 7.5 Construction of Community Parks.

The design and construction of community park facilities, including the regional, recreational facilities to be located therein, will be funded entirely by the Placer Vineyards property owners. Placer Vineyards property owners shall be entitled to reimbursement from the Southwest Placer fee to be adopted by the County to fund the costs of the community park and regional recreational facilities in excess of the Plan Area's share.

PARKS AND OPEN SPACE

Town Center Green:

The town center green, at the heart of the town center, is a 3.5-acre civic park with shaded walkways, active and passive use areas, fountains, special lighting and landscaping, and pedestrian features designed to complement the town center themes (see Figure 7.4 for a conceptual site diagram of the town center green). It will serve as a civic/ cultural focal point and gathering place for the town center. Ground-floor storefronts, restaurants, cafes, and public buildings face into the park. Activities in the parks may include evening performances, farmers' markets, public gatherings or ceremonies, and everyday informal uses such as picnics and children's playtimes.

The town center green may include the following facilities:

- ♦ Tot lot and equipment for ages 2-5
- ♦ Play lot/structure for ages 6-12
- ♦ A small outdoor space configured for performances
- ♦ A central identifying landmark feature such as a clock tower, sculpture, fountain, or water feature
- ♦ Special lighting and pedestrian elements that complement the town center themes
- ♦ Special landscape themes
- ♦ Open areas for informal recreation

Recreation Center:

The recreation center is a 5-acre community facility in the town center. The recreation center is planned as a large indoor and outdoor recreation facility (see Figure 7.5 for a conceptual site diagram of the recreation center). The recreation center may include the following facilities:

- ♦ Community center with meeting rooms
- ♦ Recreation hall and fitness rooms and equipment
- ♦ Associated park recreation offices



Fountains or water features are encouraged in the town center green



Example of a community recreation center



Joint-use school/park facilities are encouraged.

- ♦ Outdoor gathering and seating areas
- ♦ Tennis courts
- ♦ Half-court basketball court
- ♦ Gardens

Neighborhood Parks

Neighborhood parks range from 2 to 15 acres in size, and typically average from 5 to 15 acres in size (see Figure 7.6 for a conceptual site diagram of a neighborhood park). They include the 8 neighborhood parks to be built as joint-use facilities with proposed school facilities. Facilities will vary based on available acreage.

Neighborhood parks may include:

- ♦ Full-court basketball court
- ♦ Two tennis courts
- ♦ Youth softball/baseball field
- ♦ Volleyball court
- ♦ Open turf area
- ♦ Tot lot and equipment for ages 2-5
- ♦ Play lot/ structure for ages 6-12
- ♦ Picnic areas with BBQ, minimum 2 tables each, and either a shade structure or adequate shade from trees
- ♦ Restrooms for parks depending on planned uses
- ♦ Small maintenance building
- ♦ Security lighting
- ♦ Street frontage parking on all sides except those that border public land; possible on-site parking

Policy 7.6 Neighborhood Park Design.

Neighborhood parks shall be located and designed according to the following specifications.

1. Designated neighborhood parks within the Plan Area shall be developed in the locations indicated in Figure 7.1, "Parks and Open Space Diagram."
2. There are 97 total acres of neighborhood parks designated in the Specific Plan, which includes 18 acres of private neighborhood parks and the 3.5 acre town green.
3. Approximately 35 acres of neighborhood parks shall be joint-use parks, shared with and located adjacent to schools. These parks shall be a minimum of 4 acres in size.
4. Neighborhood parks shall be sited and designed to maximize their visibility along streets and thereby enhance the public right-of-way and neighborhood character.
5. Neighborhood parks shall generally have street frontage on all sides, except where they abut open space, drainageways, schools or public uses. Street frontage should be on collector or residential streets, as appropriate, however no more than one frontage shall be on a collector street (see Figure 7.8).
6. Neighborhood parks shall be designed with different character or themes, landscape treatment, and uses, in order to encourage variety between residential neighborhoods. These elements will be defined in the Parks and Recreation Master Plan.



Parks shall be sited to maximize their street visibility.



Neighborhood parks should be designed with a variety of themes, landscaping, and uses.

7. Parking for neighborhood parks shall be provided on nearby streets, at adjacent schools, or on-site as required by the needs of the park as determined by the County.
8. Joint-use parks shall be designed to operate independently of adjacent school facilities.

Private Parks:

A total of 22 acres of private parks are located in the active-adult community (property #1A), as indicated in Figure 7.1, "Parks and Open Space Plan Diagram."

Policy 7.7 Private Parks.

Private parks shall qualify for up to 50 percent credit toward the park dedication subject to the provisions of Section 16.08.100-I of the Placer County Zoning Code as well as the following requirements:

1. The park and its facilities satisfy all other requirements of this Specific Plan.
2. The facilities shall be privately owned and maintained by future residents of the development.

PARKS AND OPEN SPACE

3. *The facilities are restricted for park and recreational uses by covenants, conditions, and restrictions.*
4. *Residents are not charged additional fees for the use of the park and its facilities.*

Mini Parks (Pocket Parks):

Mini parks or pocket parks can be as small as 1/4 to 1/2 acre, but are more typically 1 to 2-acre sites that provide outdoor recreational opportunities to the residents in the immediate surrounding area. A total of 43 acres of mini parks are designated in the Specific Plan including 4 acres of private mini parks. Not all mini parks are shown in the Land Use Diagram but they are encouraged to be built within large residential developments.

Uses and activities in mini parks may include the following:

- ♦ Half-court basketball court
- ♦ Open turf
- ♦ Picnic area with BBQ and a minimum of 2 tables and a shade structure, or adequate shade from trees
- ♦ Security lighting

Policy 7.8 Mini Park Design.

Mini parks shall have residential street frontage on a minimum of 3 to 4 sides, except where they abut open space, drainageways, or public uses. Mini parks shall generally be located central to a neighborhood of approximately 100 homes.

Policy 7.9 Construction of Neighborhood and Mini Parks.

Landowners shall design and install park improvements for a neighborhood and/or mini park site(s) planned for the property, according to the funding and timing mechanism identified in the Development Agreements, Public



Mini park provided within large residential developments are encouraged



Picnic area and playground at a mini park serving nearby multi-family housing

Facilities Financing Plan and the following provisions, which will be included in the Development Agreements.

1. *The number, size, and location requirements for neighborhood and mini park sites shall be satisfied. In addition, when more than one park site is proposed for the property, tentative subdivision maps shall identify the appropriate neighborhoods responsible for the construction of the park sites.*
2. *Each park site shall be improved at the time of development of the applicable neighborhood assigned to the development of the park site. Park facilities will be constructed and improved according to a plan for the site prepared by the landowner and approved by the County.*
3. *Park facilities will be designed in accordance to the guidelines of the Specific Plan, the Parks and Recreation Master Plan, and the standards for facility improvements provided by the County.*
4. *Landowners are responsible for all costs associated with the approval of the park improvement plan as defined by Development Agreements.*
5. *Upon satisfactory completion of neighborhood or mini park improvements, the County shall accept the dedication of improved neighborhood or mini park sites and assume the ownership and maintenance, provided that the cost of such maintenance is funded by a County Services Area, and/or a Services Community Facilities District or other financing mechanism approved by the County.*

General Park Design Guidelines

The design of park site layouts should be consistent with the following guidelines:

1. Roads should be sited to provide a public focus and should be located next to collector streets, residential areas, schools, and open space. Community parks should provide site access from local collector streets.
2. A village green or small public plaza should be integrated into the site design of the town center and each village center.
3. Locating parks adjacent to open space is encouraged. Site design of residential neighborhoods should avoid large areas with lots backing onto parks.
4. Parks should be shaped and sized to accommodate park uses and should not be odd or leftover spaces.
5. Parks should be designed to engage the natural vegetation, topography, and features of the site.
6. Parks should be linked by a system of greenways and parkways with paths separated from vehicular traffic.
7. Parks should be centrally located in neighborhoods.
8. Parks should be located adjacent to streets for public access and visibility.
9. Streets that cut through or bisect parks should be avoided.



Small plazas are encouraged to be integrated into the design of the town and village centers.



Parks should be designed to engage the natural vegetation, topography, and features of the site.



Parks should be linked to a system of greenways and paths separated from vehicular traffic.

10. Parking for neighborhood parks should be provided on the street or shared with school lots. Parking for community parks should be adequately sized to avoid spill-over parking into adjacent residential communities.
11. Refer also to Policy 6.18 for the lighting of recreational areas and athletic fields.

Figure 7.2 Conceptual East Community Park Site Design

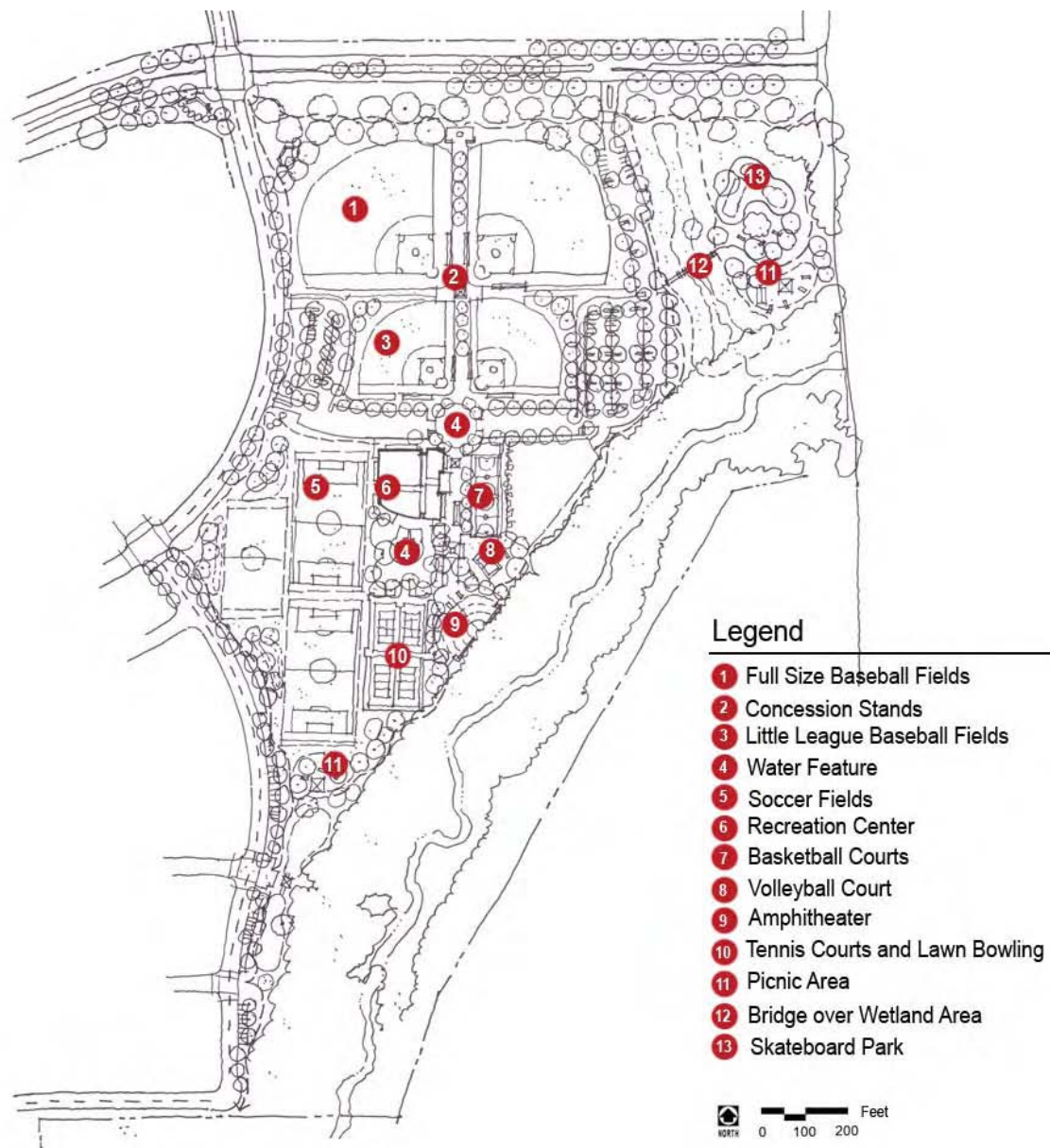


Figure 7.3 Conceptual West Community Park Site Design

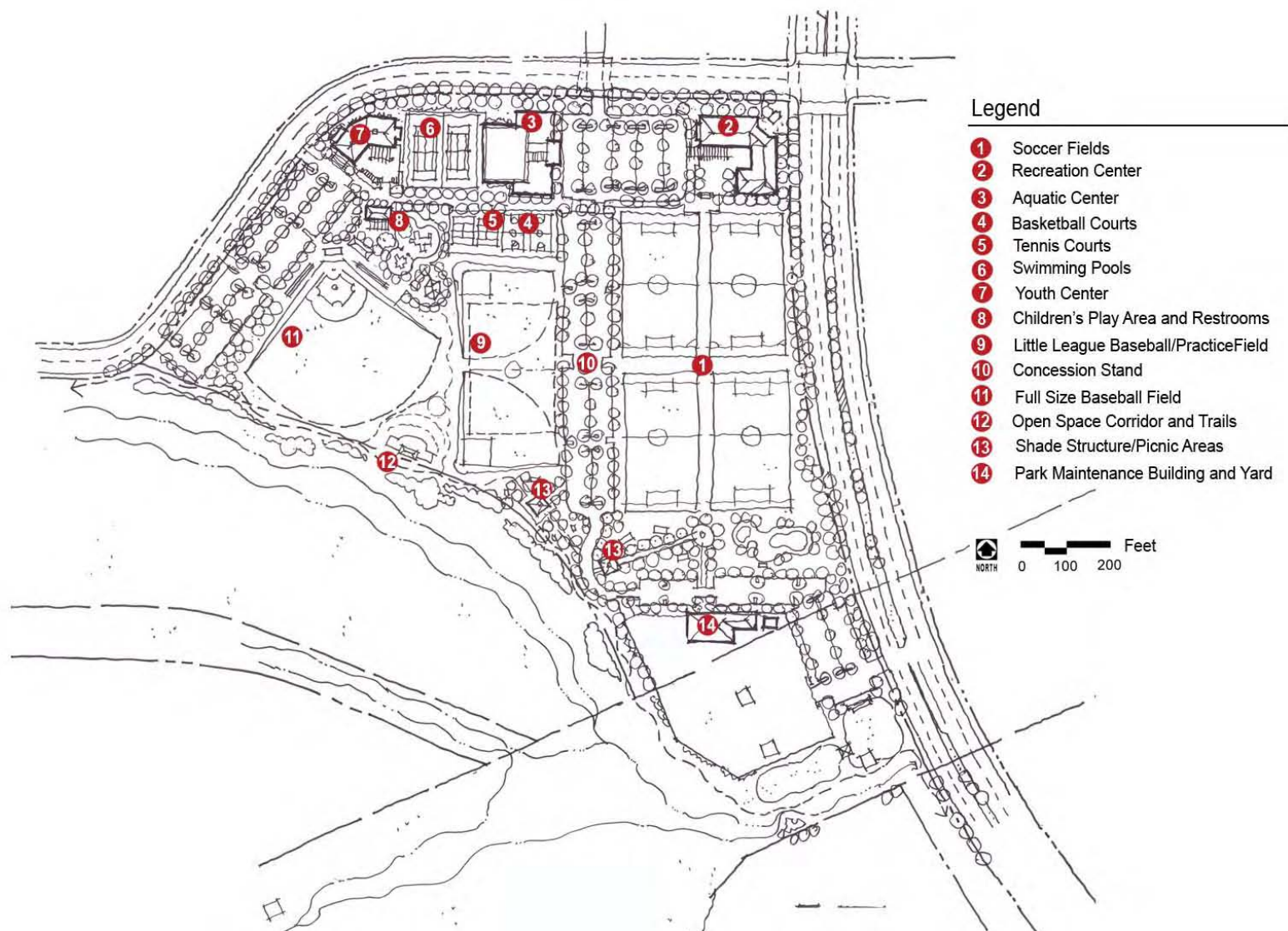


Figure 7.4 Conceptual Town Green Site Design

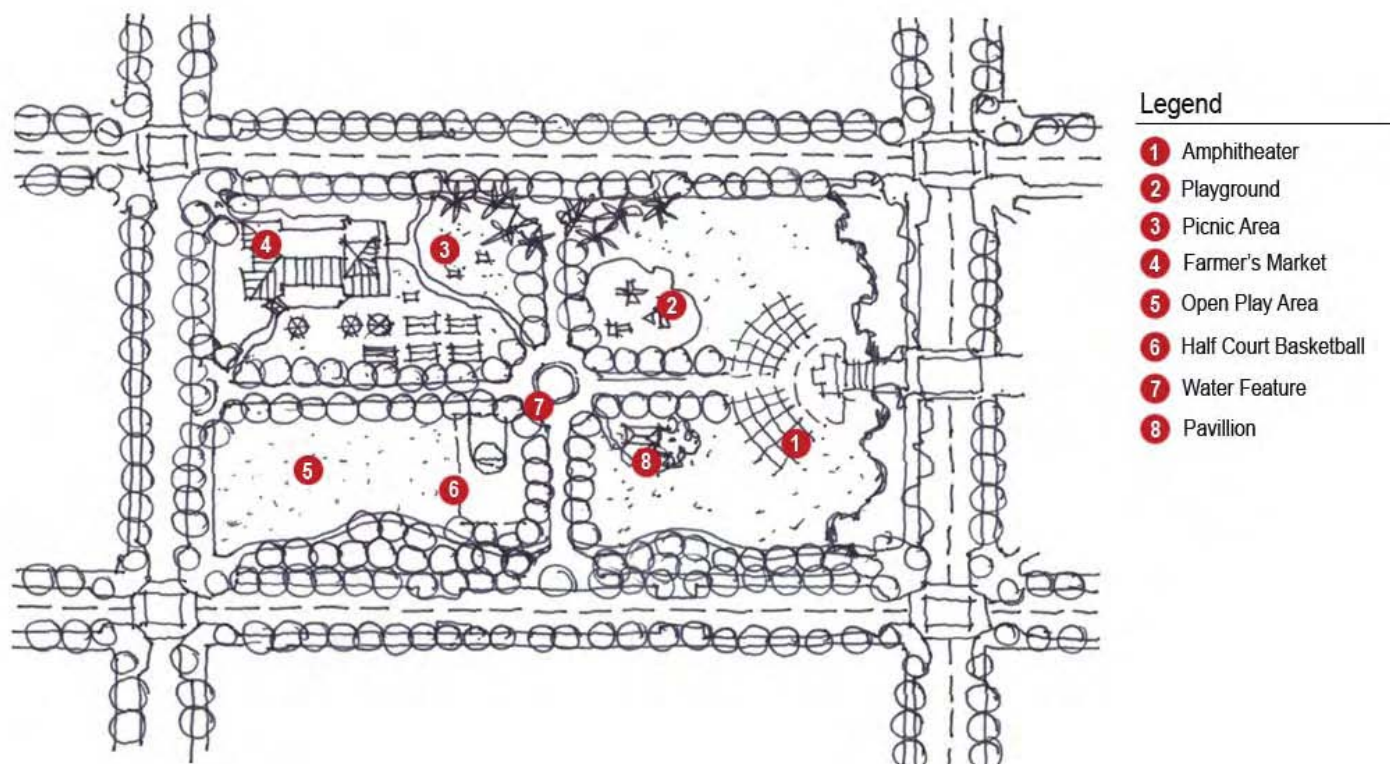


Figure 7.5 Conceptual Recreation Center Site Design

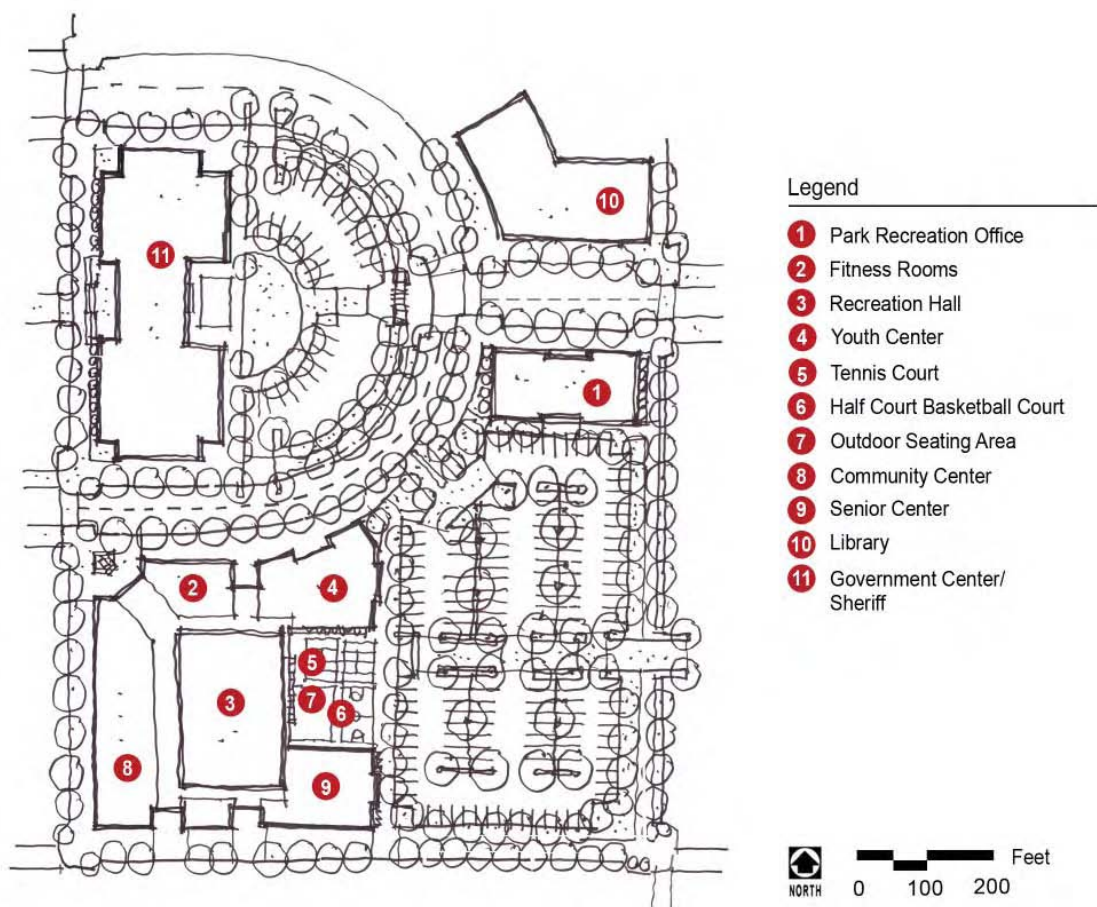
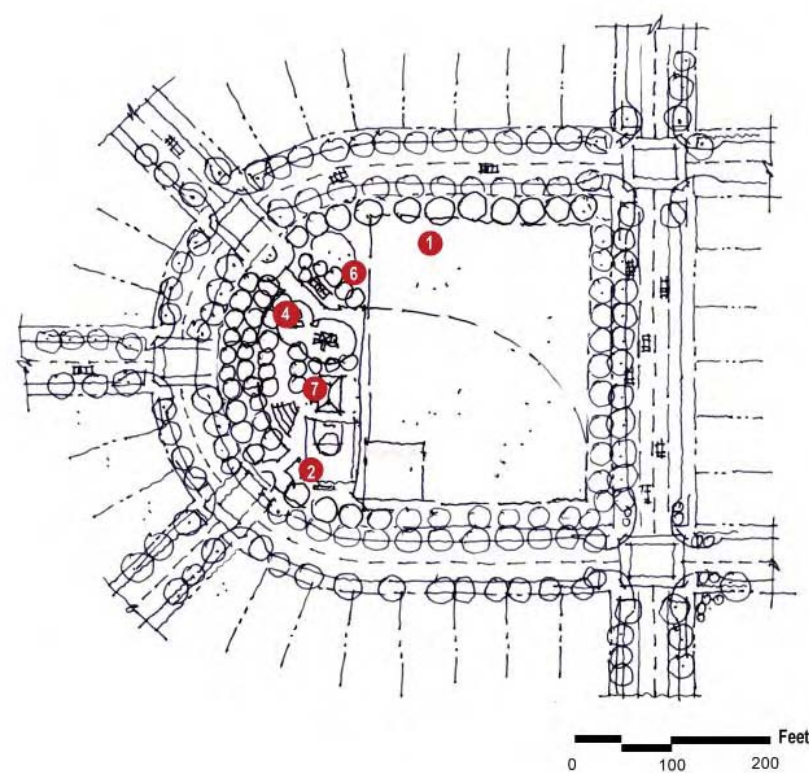
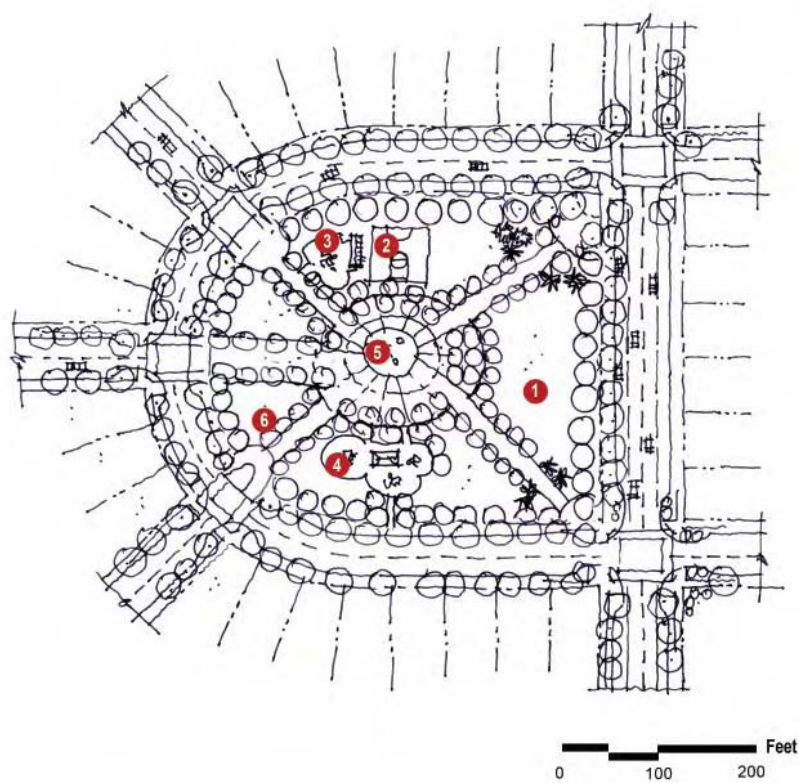


Figure 7.6 Conceptual Neighborhood Park Site Design



Legend

- | | |
|-------------------------|-----------------|
| 1 Open Lawn/Play Fields | 5 Water Feature |
| 2 Basketball Court | 6 Picnic Area |
| 3 Tot Lot | 7 Restroom |
| 4 Playground | |

Figure 7.7 Conceptual Mini Park Site Design

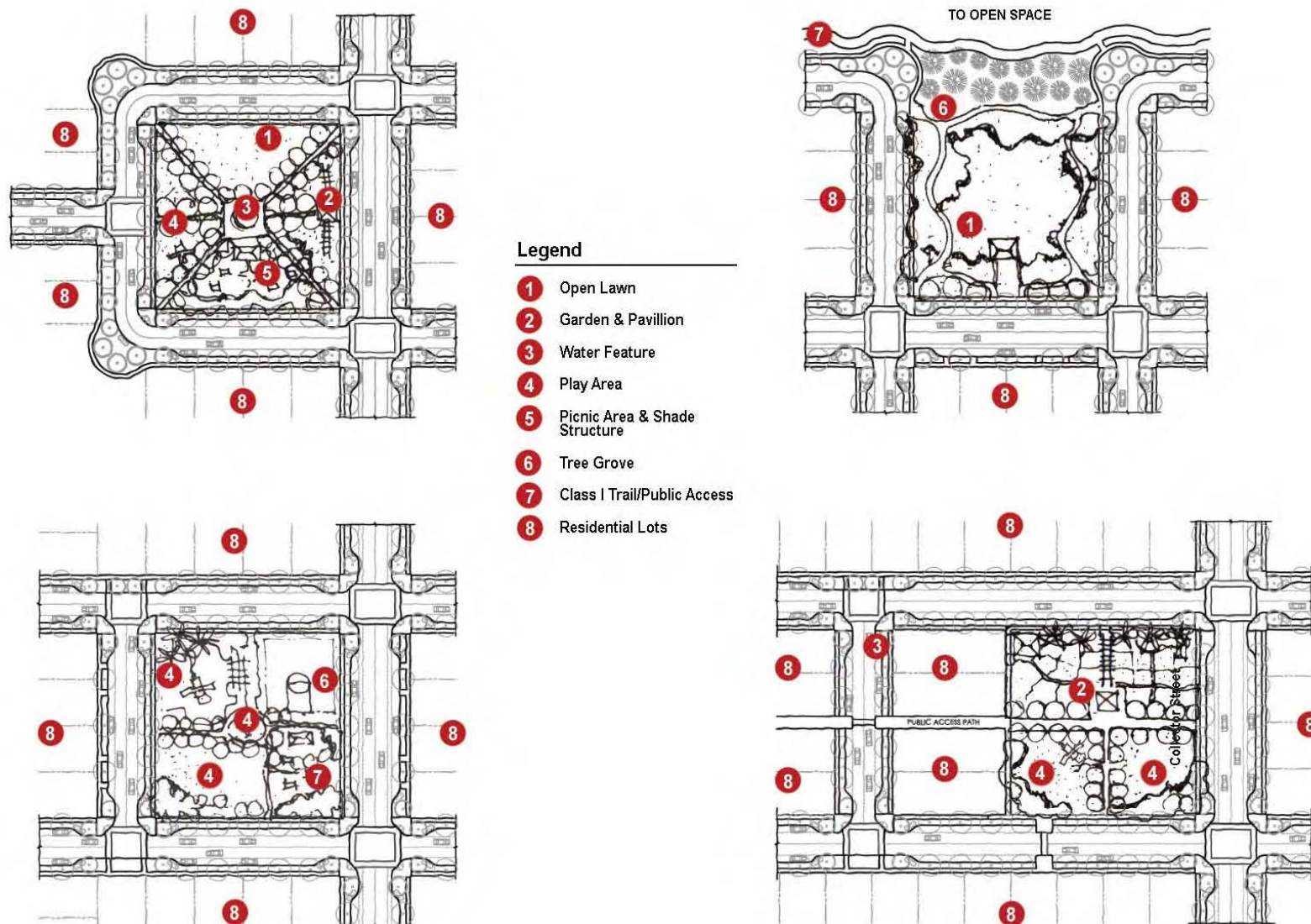
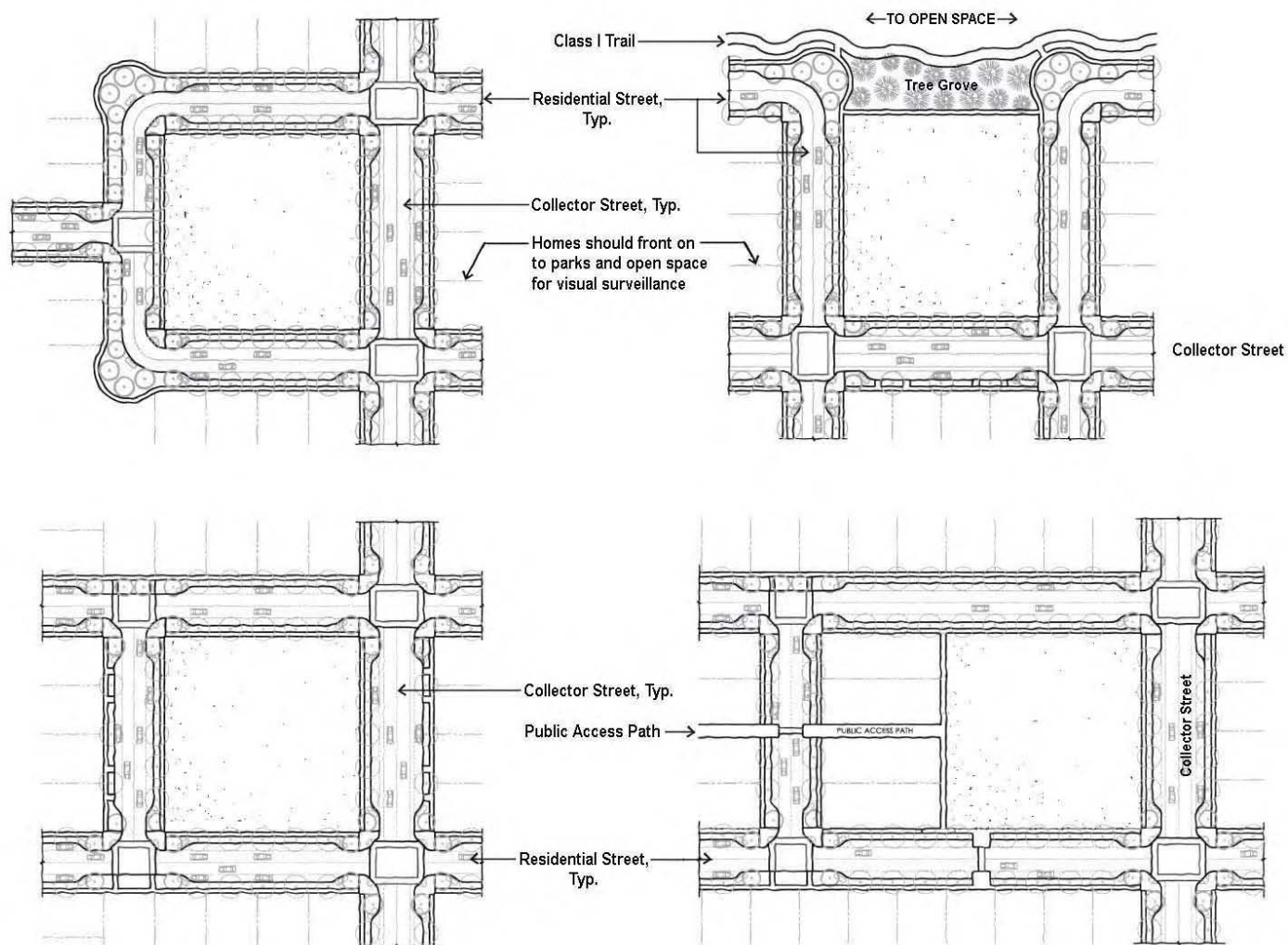


Figure 7.8 Conceptual Roadway Designs Surrounding Parks



Parks surrounded by roads can occur only on residential streets. Only one front is allowed to side on a collector street.

7.3 OPEN SPACE

The open space system includes drainage ways, floodways, riparian and wildlife corridors, protected woodlands and other sensitive habitat areas, greenways (e.g., trails and landscaping), and utility and power line easements.

Open space corridors and easements in the Plan Area provide trails, stormwater conveyance, flood detention, opportunities for wetland mitigation, and buffers and transition areas between different land uses. Open space and landscape buffer areas may also have passive recreation facilities, which may include community-wide bicycle trail loop systems, interpretive signs for preserved wetlands, bird watching areas, rest stops with benches, overlooks, picnic areas, gathering areas, and gardens.

Open space buffer areas on the periphery of the Plan Area are provided as a landscape transition between the urban character of Placer Vineyards and the adjoining rural residential and agricultural uses in the county. These are landscaped setback areas tied into the open space and trail system and provide opportunities to connect to the system of trails, stormwater drainage swales, and habitat corridors. Open space buffers are also intended to screen residential neighborhoods from odors and other potential land use incompatibilities created by agricultural activities that may still be occurring in the SPA.

Passive park spaces are also provided in 2 open space areas that contain oak groves. These open space areas are intended to preserve significant clusters of existing oak trees on-site and provide recreational opportunities for the Placer Vineyards community.

A network of trails will provide public access through the open space system, connecting to the communities within and outside of the Plan Area. This community-wide trail system includes a key east-west link from the SPA along the Sacramento/Placer County line to Gibson Ranch Park, and will connect north to the Doyle Ranch subdivision along the Dry Creek corridor. The location and design standards for trails are set forth in Chapter V, "Transportation and Circulation."

Goal 7.3 Create an interconnected system of open space that encompasses the preservation and enhancement of natural habitat areas for the use, appreciation, and enjoyment of the community.

Goal 7.4 Locate open space accessible to residents and link these lands to community activity areas and recreation areas.

Policy 7.10 Types of Open Space Land.

The Placer Vineyards Plan satisfies the County requirement for the dedication of 5 acres of passive park land per 1,000 Plan Area residents. The following types of open space will be considered passive parks and count toward meeting the passive park requirement:

- ♦ *Floodways*
- ♦ *Site protected wildlife corridors*
- ♦ *Greenways with potential for trail development*
- ♦ *Open water (ponds, lakes, and reservoirs)*
- ♦ *Protected woodland areas*
- ♦ *Protected sensitive habitat area, provided that interpretive displays are provided (i.e., wetlands and habitat for rare, threatened, or endangered species)*

Policy 7.11 Dedication of Open Space Land.

The Specific Plan contains 709 acres of open space land, of which (approximately 21.5 acres per 1,000 residents) shall satisfy County passive park requirements. Passive park land shall be dedicated to Placer County. Where restrictions must be placed on open space lands so as to meet environmental permitting and protection requirements (i.e., preservation, protective setbacks), such lands shall be restricted from public access.

Policy 7.12 Maintenance of Open Space Land.

Maintenance of passive park land and improvements therein will be provided by a community-wide fee assessed by a County Services Area and/or a Services Community District, or similar mechanism, as described in the Public Facilities Financing Plan. Certain trails, such as the Dry Creek trail, that provide a community-wide or regional benefit, may also be constructed, utilizing funds from this community-wide fee.

Policy 7.13 Facilities in Open Space Corridors.

Specific design features and functions of open space corridors shall be defined by the Park and Recreation Master Plan and will be finalized when detailed plans (i.e., tentative maps) are prepared and submitted to the County.

PARKS AND OPEN SPACE

Policy 7.14 Facilities in Open Space Areas.

Recreation facilities in open space and buffer areas shall accommodate passive uses such as walking, jogging, bird watching, picnics, interpretative signage and teaching areas, rest stops, and overlooks. These improvements will be located and described by the Park and Recreation Master Plan and installed by the owners of the adjacent parcels when those parcels are developed.

Open Space Buffers

Goal 7.5 Use landscape buffers to protect the natural environment from the built environment, to separate incompatible land uses, and to provide transitions from higher intensity urban development to more rural developments around the Placer Vineyards Plan Area.

Policy 7.15 Buffer Areas Adjacent to the Special Planning Area.

Buffers shall be provided along the entire edge of the Special Planning Area. Figure 7.10, the “Special Planning Area Open Space Buffers Diagram” provides the required open space buffer setbacks and lot design treatments adjacent to the SPA. Refer also to Policy 3.29, “Compatibility to Adjoining Large-Lot Rural and Agricultural Uses.”

Policy 7.16 Buffers along the County Line.

A 200-foot wide buffer with single loaded streets along its northern side shall be designed along the Placer/Sacramento County line from Tanwood Avenue to Palladay Road. A 50-foot wide buffer with single loaded street along its northern side shall be provided along the Placer/Sacramento County line, adjacent to Gibson Ranch Park (see Figures 7.11 and 7.12).

Policy 7.17 Oak Grove Open Space Areas.

Concentrations of significant oak trees on the site shall be preserved in 2 large oak grove open space areas. One will be located at the northwest corner of Dyer Lane and 12th Street and the other will be located on the east side of the Plan Area along the Dry Creek Corridor (see Figure 7.1). These open spaces shall preserve the existing stands of oak trees and serve as passive open space areas that provide a visual and educational resource to the community.

Open Space Buffers Design Guidelines

The design guidelines of open space and buffer areas should be consistent with the following:

1. To the extent feasible, trails and park amenities should be carefully sited to avoid disturbance of sensitive natural resources on-site. Sensitive preserve areas, wetland areas, or stands of oak trees may be protected using fences to discourage access and help establish plantings.
2. Within open space areas, grading, realignment, and excavation will be required for flood protection, stormwater drainage, or retention ponds.
3. Fences, 4 feet high and open in character, shall be used to protect sensitive habitat and other preservation areas or to restrict vehicular access at streets.
4. Within open space areas, landscaping will consist of drought-tolerant grasses, ground covers, California native trees, and the plants recommended for use in open space areas in Appendix B, “Recommended Plant List.”
5. Within buffer areas, landscaping will consist of plants, such as evergreen and deciduous trees, shrubs, and ground cover.
6. See Figure 7.1 for the locations of open space buffers and Figures 7.10–7.12 for more detailed plans and cross sections.

Open Space Character: Valley Oak Savanna

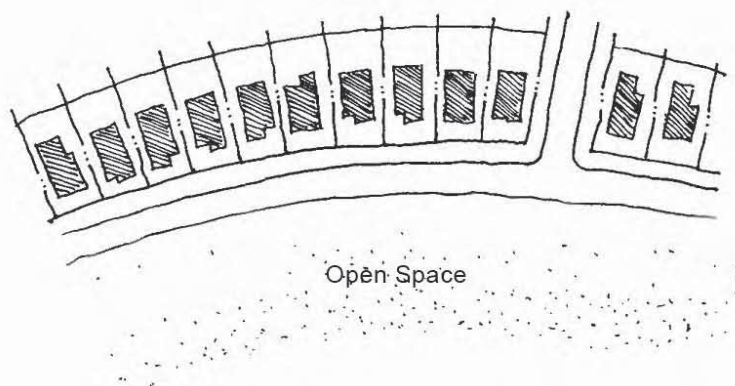
Open space areas should complement the character of the existing site (which is predominantly Valley Oak or Savanna). Open space areas may consist of woodland canopies dominated by valley oak trees. They may also include tree species such as buckeye, western redbud, and California coffeeberry. Understory shrubs that support the woodland include upland scrub species such as California wild grape, elderberry, manzanita, toyon, and California blackberry. Ground cover and meadow areas consisting of native grasses and forbs including penstemon, monkey flower, California brome, barley, wild rye, and needlegrass can also be included.

These open space areas can integrate wildlife habitat enhancement and restoration while providing local residents with opportunities for passive recreation, gardening, ecological observation, and education. A recommended plant palette is provided in Appendix B.

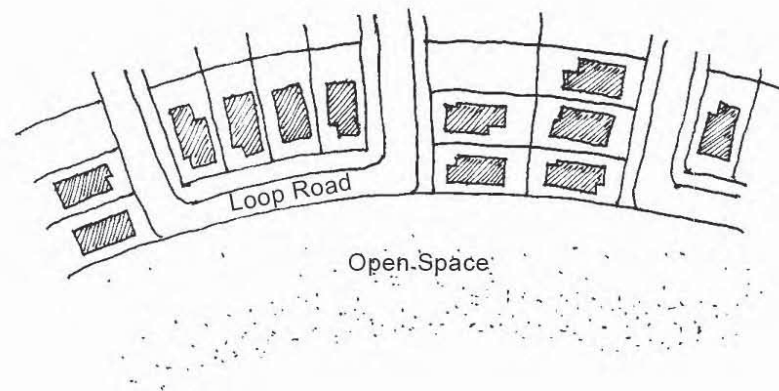
Community Gardens

Implementation of community gardens by gardening clubs, non-profit organizations, or local neighborhood associations and groups is encouraged. Community gardens provide places for local residents to grow their own vegetable gardens and learn new gardening techniques. They can help to promote healthy communities by strengthening community bonds, providing home-grown food, and promoting environmental awareness. Community gardens may be located at various open space areas and along the corridors of electrical power lines. Gardens benefit the community by increasing adjacent property values, reducing air pollution, moderating the climate, and supporting a diversity of plant and animal life. Community gardens can also be used to grow many diverse plant communities such as native plants, wildflowers, roses, vegetables, herbs and ethnobotanical (medicinal) plants. Certain gardens can be planted to attract butterflies, hummingbirds, and other wildlife.

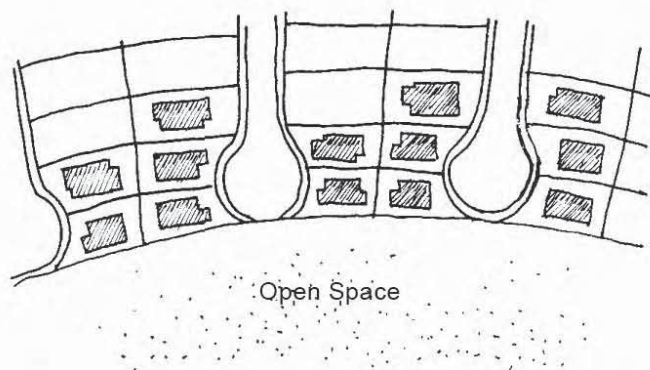
Figure 7.9 Open Space Buffer Conditions



Plan A: Lots Fronting Open Space



Plan B: Loop Road With Lots Fronting and Siding onto Open Space



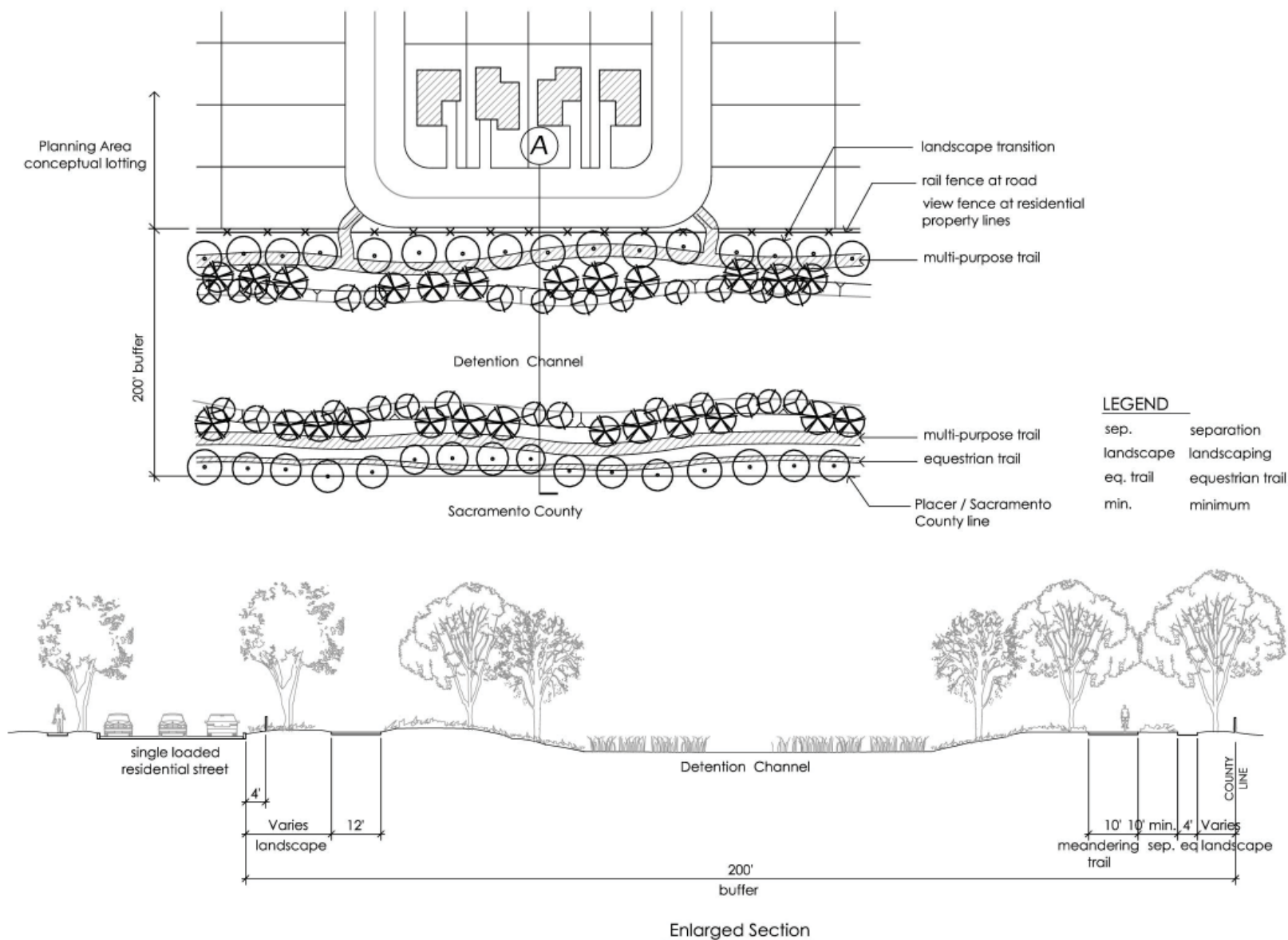
Plan C: Cul De Sac with Lots siding onto Open Space

Figure 7.10 SPA Open Space Buffer and Trails Diagram



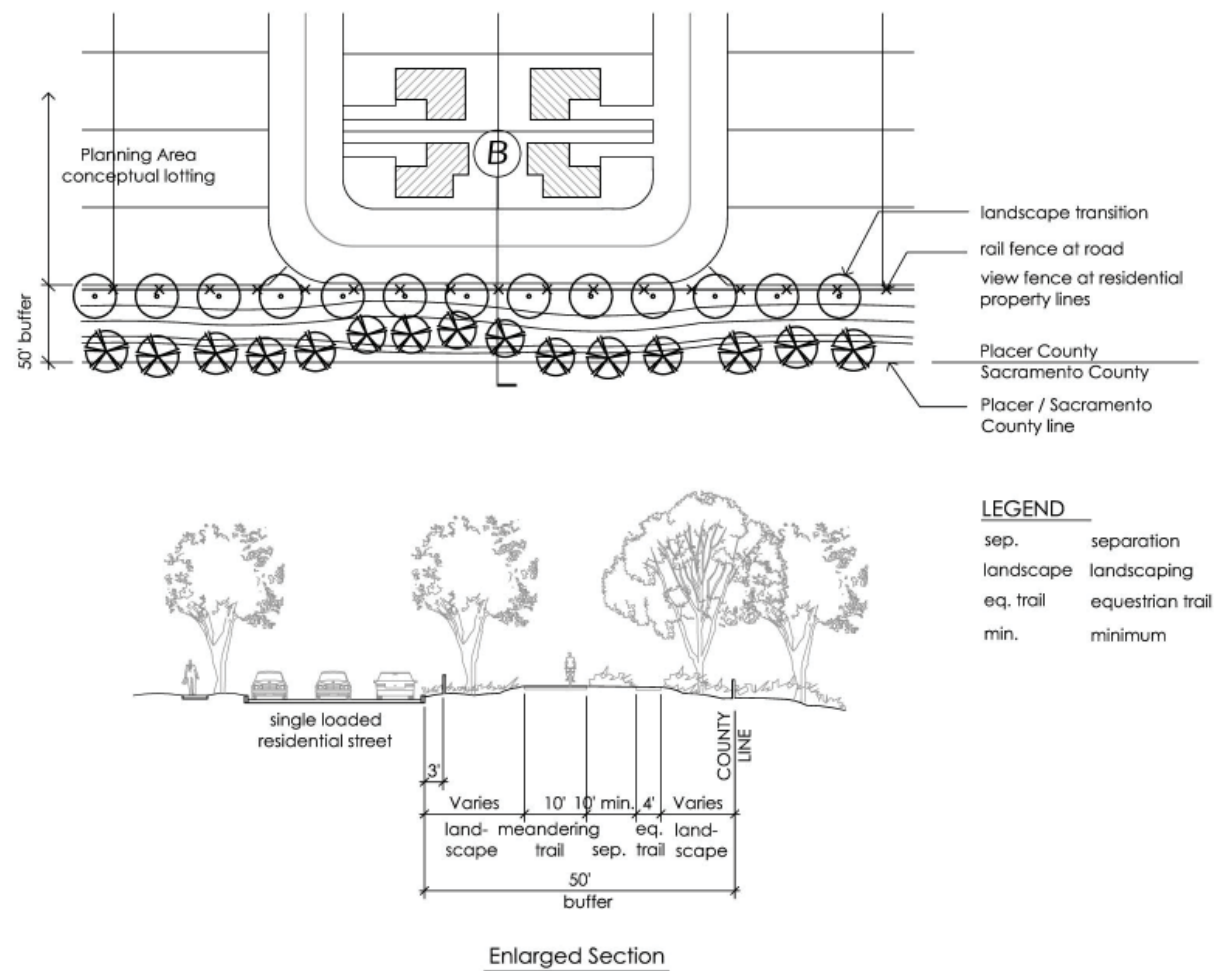
Source: MacKay & Soms, 2005

Figure 7.11 Open Space Buffer Section



Ⓐ 200' Open Space Buffer at Placer County Line

Figure 7.12 Open Space Buffer Section



(B) 50' Open Space Buffer at Placer County Line

CHAPTER VIII: PUBLIC UTILITIES AND SERVICES



8.1 PUBLIC UTILITIES AND SERVICES CONCEPTS

Context

This section provides an overview of the existing public utilities and services and identifies the backbone infrastructure necessary to serve the build-out of the Placer Vineyards Plan Area (Plan Area). The intent of this Specific Plan is to ensure the timely implementation of public utilities and services to maintain the specified service levels for the Plan Area, as defined in the *Placer County General Plan*.

Specific utilities that will be required by the development include roadways, sewer, water, storm drainage, and solid waste disposal. Public services that will be provided in the Plan Area include schools, general County services, a library, fire protection, law enforcement, and parks and recreation. Refer to Chapter V, "Transportation and Circulation," for information on roadways, public transit systems, and trails. Parks and recreation facilities are discussed in Chapter VII, "Parks and Open Space." For timing and financing of facilities refer to Chapter IX, "Implementation." Table 8-1 provides a summary of the service providers for the Plan Area.

8.2 PUBLIC UTILITIES GOALS AND POLICIES

This section addresses the public utilities that will be required to serve the Plan Area. Refer also to the following technical studies and infrastructure plans prepared for Placer Vineyards for more specific details.

- ◆ Placer Vineyards Wetland Delineation (ECORP)
- ◆ Corps of Engineers 404 Permit Application (ECORP)
- ◆ Master Drainage Plan (Civil Solutions)
- ◆ Sewer Master Plan (MacKay & Soms)
- ◆ Water Master Plan (Brown and Caldwell)
- ◆ Recycled Water Master Plan (Brown and Caldwell)
- ◆ Dry Utilities Plan (Krause & Associates)

Goal 8.1 Create a comprehensively planned infrastructure system to serve the needs of future residents and allow existing residents to tie into upgraded facilities.

Goal 8.2 Provide public facilities in a timely manner, as required to serve new development without adversely affecting existing levels of service.

Goal 8.3 Conserve water and energy through the use of recycled water and other water-efficient and energy-saving designs.

Policy 8.1 Public Facilities Implementation.
The following policies provide the framework for implementation of public facilities:

1. New development and the public facilities to serve new development shall be planned and developed according to the Specific Plan Development Agreement, master plans and local state standards.
2. The Development Agreement between Placer Vineyards landowners and the County shall ensure that the project pays for its share of construction costs.
3. All public facilities shall be constructed and publicly dedicated as reflected in this Specific Plan and as specified in the Development Agreement.
4. Reasonable efforts shall be made to facilitate future connections to the system of public utilities and roads.
5. Utility lines shall be placed underground to the extent feasible.
6. Utilities shall be designed and constructed to minimize future operation and maintenance costs to users.

Policy 8.2 Public Utilities and Services to the Special Planning Area.

Specific Plan infrastructure (water, wastewater, and drainage) shall be sized for the subsequent extension of these services into the Special Planning Area (SPA). However, property owners in the SPA will be responsible for the costs of extending infrastructure to their property, including any hook-up, Plan Area, or Special District fees. Developers of properties west of Dyer Lane that abut the eastern project boundary of the SPA shall be required to stub water and sewer mains of a size adequate to serve the SPA to their western project boundary and shall provide any easements necessary to accommodate this infrastructure. The specific number, location, and timing of such extensions shall be established at such time as subdivision tentative maps are approved for these properties.



Table 8-1 Plan Area Service Providers

Service	Proposed Provider
Roadways	Placer County
Water	Wholesale: Placer County Water Agency Retail: California American Water Company or Placer County Water Agency
Drainage/Flood Control	Placer County and/or County Service Area (CSA)
Recycled Water	Wholesale: City of Roseville Retail: Placer County or another public entity ¹
Sewer	Placer County Treatment: Roseville WWTP (South Placer Wastewater Authority) (Alternative: Sacramento Regional County Sanitation District)
Solid Waste Disposal	Auburn Placer Disposal Service
Electrical Service	Pacific Gas and Electric Company (PG&E)/ Sacramento Municipal Utility District (SMUD)
Natural Gas	PG&E
Telephone	Sure West/ AT&T-SBC
Cable TV	Comcast and/or other provider
Sheriff's Protection	Placer County
Fire Protection	Placer County Fire District, Sacramento Metropolitan Fire District ²
Schools	Center Unified, Elverta Joint Elementary, and Grant Joint Union High School Districts
Library	Placer County
General County Services	Placer County
Parks and Open Space	Placer County

Note:

1 Service responsibility may be assumed by a future multi-jurisdictional joint power authority consisting of the County and the City of Roseville.

2 The Sacramento Metropolitan Fire District serves a 1 square mile area in the southwest portion of the Plan Area.

8.2.1 WATER SUPPLY AND DISTRIBUTION FACILITIES

The Plan Area is within the service area of Placer County Water Agency (PCWA). The Plan Area will receive water service from a variety of sources during the various phases of its development.

Goal 8.4 Encourage the use of recycled water as one source for the irrigation of site landscaping.

Goal 8.5 Meet the Placer County General Plan requirement to assist in the supply of affordable agricultural water, including reclaimed water, to surrounding agricultural lands in South Placer County.

Policy 8.3 *Agricultural Water Supply.*
Development within the Plan Area should assist in the provision of agricultural water to surrounding agricultural lands. Sources of such agricultural water include reclaimed and retained water and newly developed surface water sources. Placer Vineyards shall pay agricultural water development fees to the Placer County for use in improvement projects that will increase the storage and supply of recycled water for agricultural customers in southwest Placer County.

Existing Water Supply and Distribution

No public water supply or distribution system currently exists in the Plan Area. Private wells pump groundwater for various agricultural and domestic uses. In the short term, groundwater will continue to supply water for farm operations.

Water Supply Planning

PCWA has determined that it has sufficient water rights to meet the projected demands of projects likely to develop in western Placer County through 2030, including the Plan area. PCWA prepared a water supply assessment for the proposed Placer Vineyards Specific Plan as required by both Senate Bill (SB) 221 and SB 610. PCWA concluded that its remaining surface water entitlements are adequate to meet the build-out of the General Plans of the cities and unincorporated area in western Placer County, including the proposed Placer Vineyards Specific Plan.

Initial Water Supply and Distribution

Water supplies for the initial development phases will be provided by PCWA's Foothill Water Treatment Plant. Treated water will be delivered through the City of Roseville's system under a cooperative agreement between the City of Roseville and PCWA. The initial water supply system, as shown in Figure 8.1, will extend from the northeast corner of the Plan Area along Base Line Road and connect to an existing City of Roseville

pipeline on Fiddymont Road. An alternative initial water supply could be made available by PCWA if the Sacramento River diversion (see below) has not begun deliveries at the time that additional water supplies are needed. In this case, a new pipeline would be constructed from the San Juan/Sacramento Cooperative pipeline, which currently terminates near the Antelope Road-Walerga Road intersection. This alternative water supply option would also require improvements to San Juan Water District's Folsom Lake diversion and treatment facility.

Long-Term Water Supply and Distribution

Ultimately, water will be supplied via a pipeline constructed along Base Line Road, running south on Pleasant Grove Road, west along Elverta Road, and connecting into a new water diversion at the Sacramento River. Construction of this joint pipeline will be undertaken by PCWA.

On-site Water Supply and Distribution

A backbone water transmission main located on Base Line Road will provide water to the entire Specific Plan Area. A water distribution grid consisting of mains located alongside the arterial and collector road system will connect to the main on Base Line Road (see Figure 8.1). Five water storage tanks are also distributed throughout the Plan Area to provide approximately 15 million gallons of storage. The supply and distribution system and proposed tank locations are shown in Figure 8.2.

Recycled Water Supply and Distribution

Recycled water from treated wastewater is generated at the Dry Creek Wastewater Treatment Plant (DCWWTP) and the newly constructed Pleasant Grove Wastewater Treatment Plant (PGWWTP).

Initial Recycled Water Supply

The Plan Area will, to the extent feasible, use recycled water to irrigate its parks, schools, and publicly landscaped areas (including roadway corridors and medians). Initially a connection will be constructed to an existing recycled water line south of Dry Creek near Walerga Road. The line will be extended to the west along the south side of Dry Creek and then north at a point east of Watt Avenue, crossing beneath Dry Creek to the Plan Area (see Figure 8.3). Booster pump and water storage tank locations within the Plan Area will be established during final design of the recycled water system.

PUBLIC UTILITIES AND SERVICES

Long-Term Recycled Water Supply

There are plans to construct a recycled water line from the PGWWTP, west along Phillip Road and south along Watt Avenue to serve the West Placer area, including the Plan Area as it builds out. The PGWWTP water supply would supplement and/or replace the DCWWTP service. Placer County plans to provide recycled water to the Plan Area from water obtained from the treatment plants owned and operated by the City of Roseville's wastewater treatment plant. Service responsibility may be assumed by a future multi-jurisdictional joint power authority consisting of the County and the City of Roseville.

Agricultural Water Supply

South Placer County agricultural customers currently obtain water from groundwater, PCWA, and the Nevada Irrigation District. Recycled water is available from the City of Lincoln Water Treatment and Reclamation Facility.

8.2.2 WASTEWATER COLLECTION AND TREATMENT

The Plan Area consists of two wastewater service areas. The approximately 890 acres generally east of Watt Avenue (indicated as "Shed B" on Figure 8.4) are within the service area of the DCWWTP, which is operated under a joint powers authority agreement between Placer County, the City of Roseville, and the South Placer Municipal Utility District. The larger remaining portion of the Plan Area generally west of Watt Avenue ("Shed A" on Figure 8.4) is not within the DCWWTP's service area. Two options available to serve the Plan Area are described below. Refer also to the Placer Vineyards Specific Plan Sewer Master Plan (MacKay & Soms, March 2006) for more detailed information.

Goal 8.6 Provide wastewater treatment and disposal in a timely manner, to serve new development.

Existing Wastewater Treatment and Disposal

Wastewater treatment and disposal in the Plan Area is currently provided through individual on-site wastewater disposal systems. These on-site disposal systems are either septic tanks with leaching trench systems or seepage pit systems.

Planned Wastewater Collection and Treatment

The preferred option for wastewater service is to treat flows from the entire Plan Area at the DCWWTP. Most of the approximately 890 acres in the eastern portion of the Plan Area, which are already within the current service area of the DCWWTP, would be served by a collection system discharging to a sewage lift station to be located south

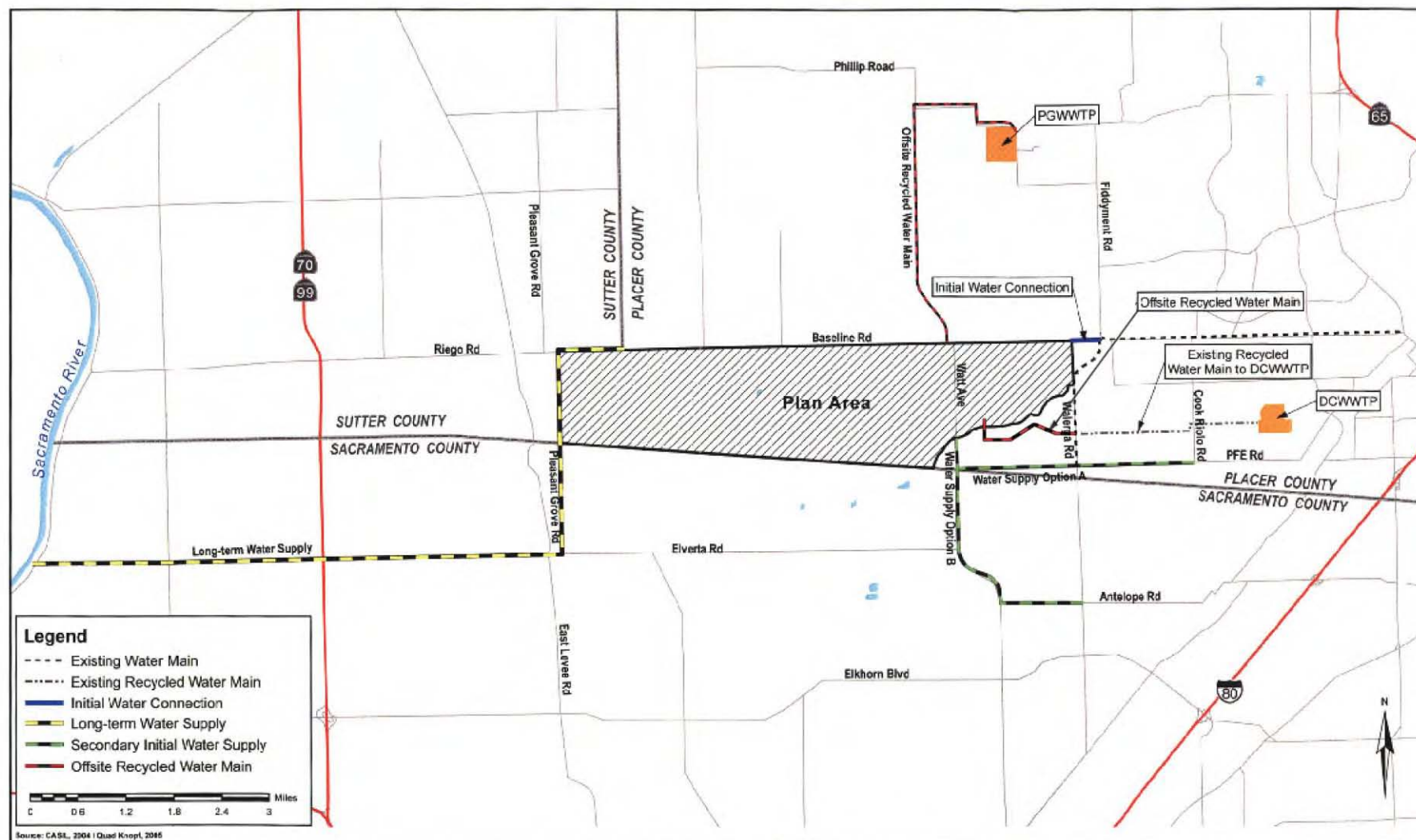
of Dyer Lane and east of Watt Avenue. From the lift station, wastewater flows would be carried in a force main along the south side of Dry Creek to an existing force main, located east of Walerga Road (see Figures 8.4 and 8.5).

Wastewater from the approximately 4,340 acres in the western portion of the Plan Area would be directed to the DCWWTP by way of force main pipelines in the same utility corridor. This corridor would extend from the Plan Area, south along Watt Avenue, east along PFE road, and north to the plant by way of one of two proposed alignments. The preferred alignment would proceed northerly to the plant on the easterly segment of Hilltop Circle through the Roseville Corporation Yard. An alternative alignment would leave PFE road at Cook Riolo Road, turning easterly to the DCWWTP, just north of Dry Creek (see Figures 8.4 and 8.5).

Alternative Wastewater Collection and Treatment

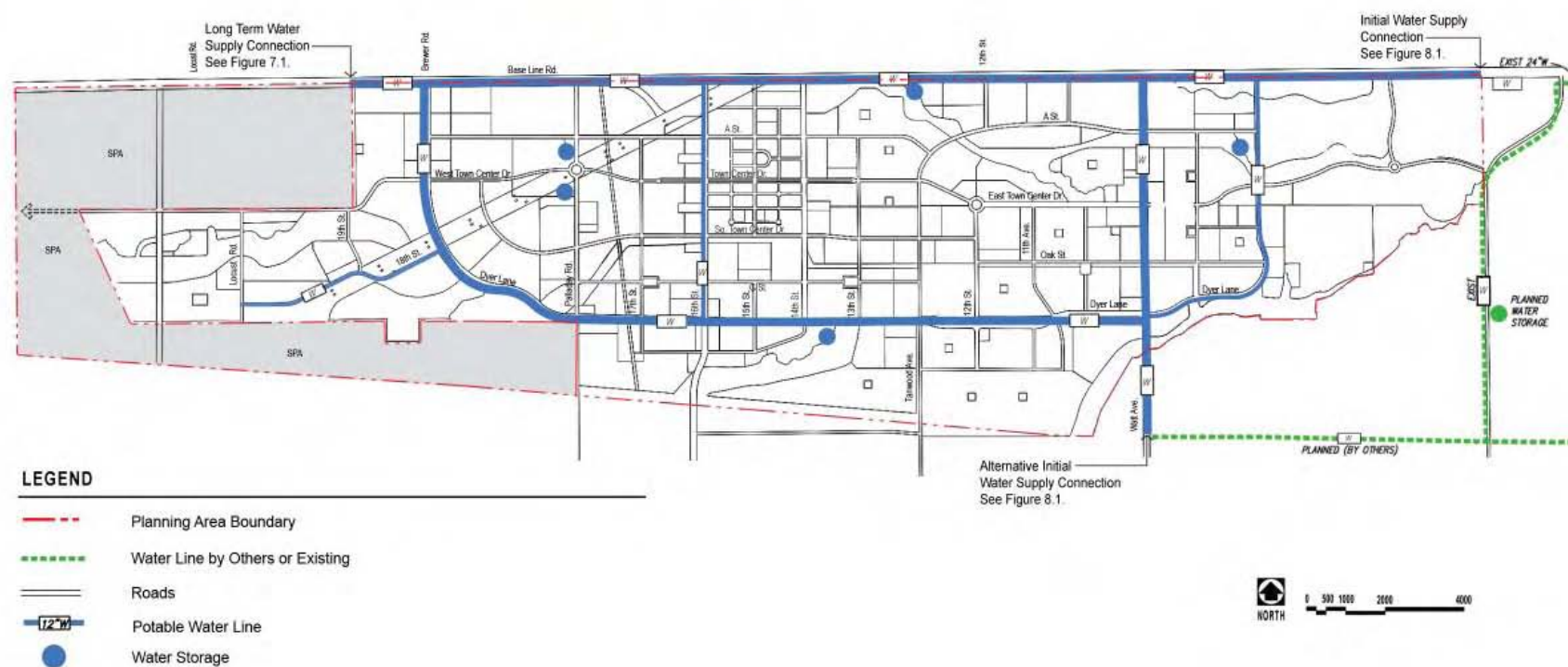
An option for the collection and treatment of wastewater from the 4,340 acre western area would be to send wastewater to the Sacramento Regional County Sanitation District (SRCSD) (see Figures 8.4 and 8.6). Under this option, sewage would flow via gravity, following the alignment of Sorrento Road, to the SRCSD Upper Northwest Interceptor at a point on Elkhorn Boulevard (Alternative A), or south from the Plan Area, following the alignment of Elwyn Avenue, west along Elverta Road, south along the alignment of West 6th Street, and connecting to the SRCSD Upper Northwest Interceptor at a point on Elkhorn Boulevard (Alternative B). Wastewater treatment would occur at the Sacramento Regional Wastewater Treatment Plant. If this option were to be pursued, a facility for the storage of peak wet weather flow for later discharge at off-peak hours would be required by the SRCSD. A 1.8 million gallon underground wastewater storage facility is proposed at the current pump station site.

Figure 8.1 Off-Site Water Supply and Distribution System



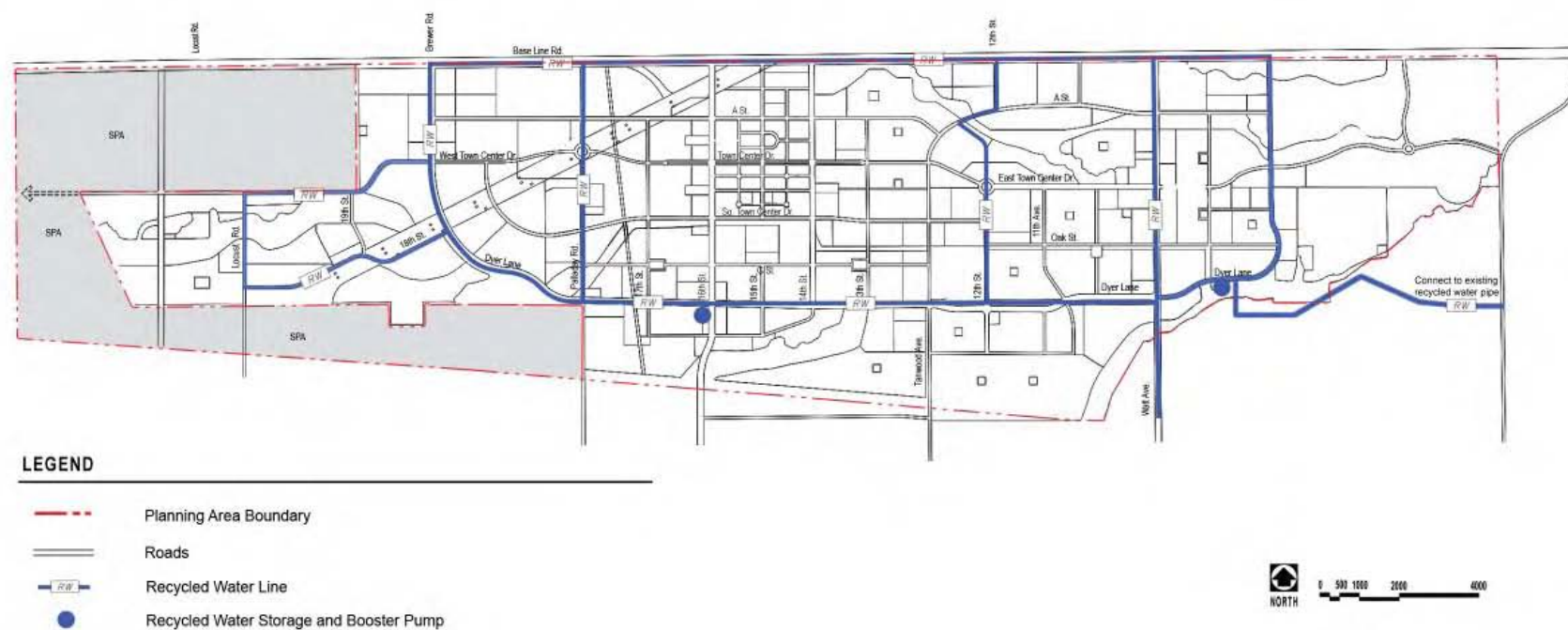
Source: Quad Knopf/MacKay & Soms 2005

Figure 8.2 On-site Water Supply and Distribution System



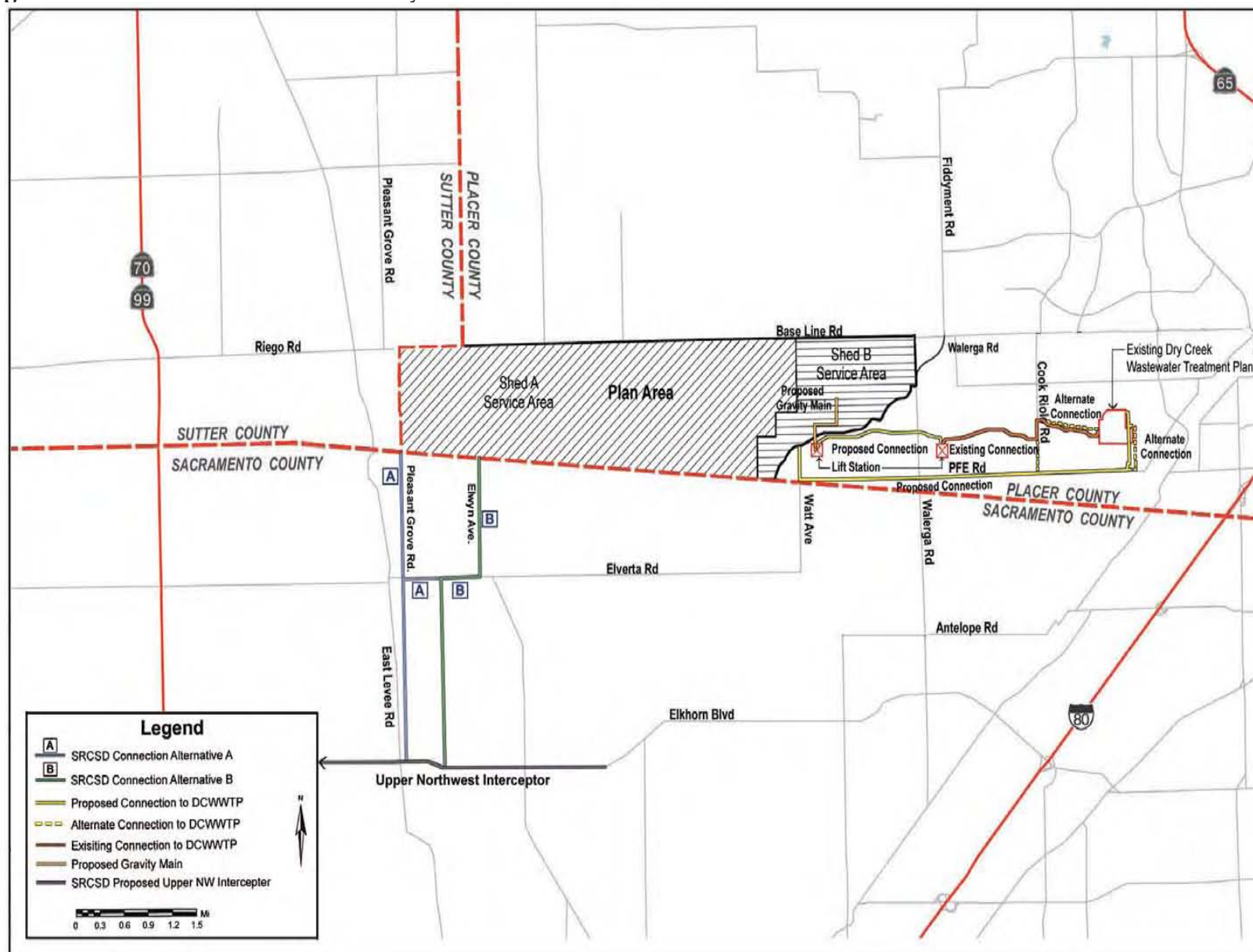
Source: MacKay & Soms 2005

Figure 8.3 On-site Recycled-Water Distribution System



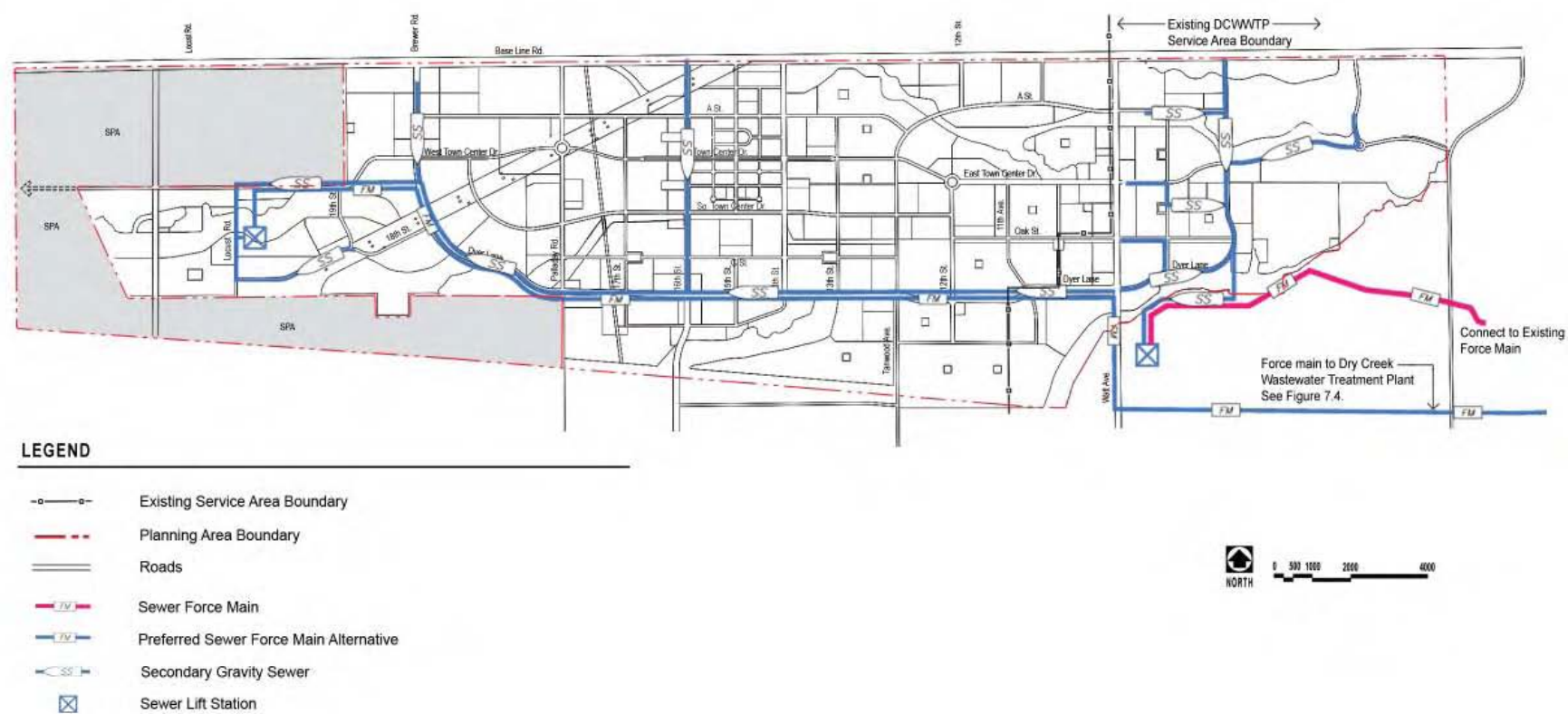
Source: MacKay & Soms 2005

Figure 8.4 Off-site Wastewater Collection System



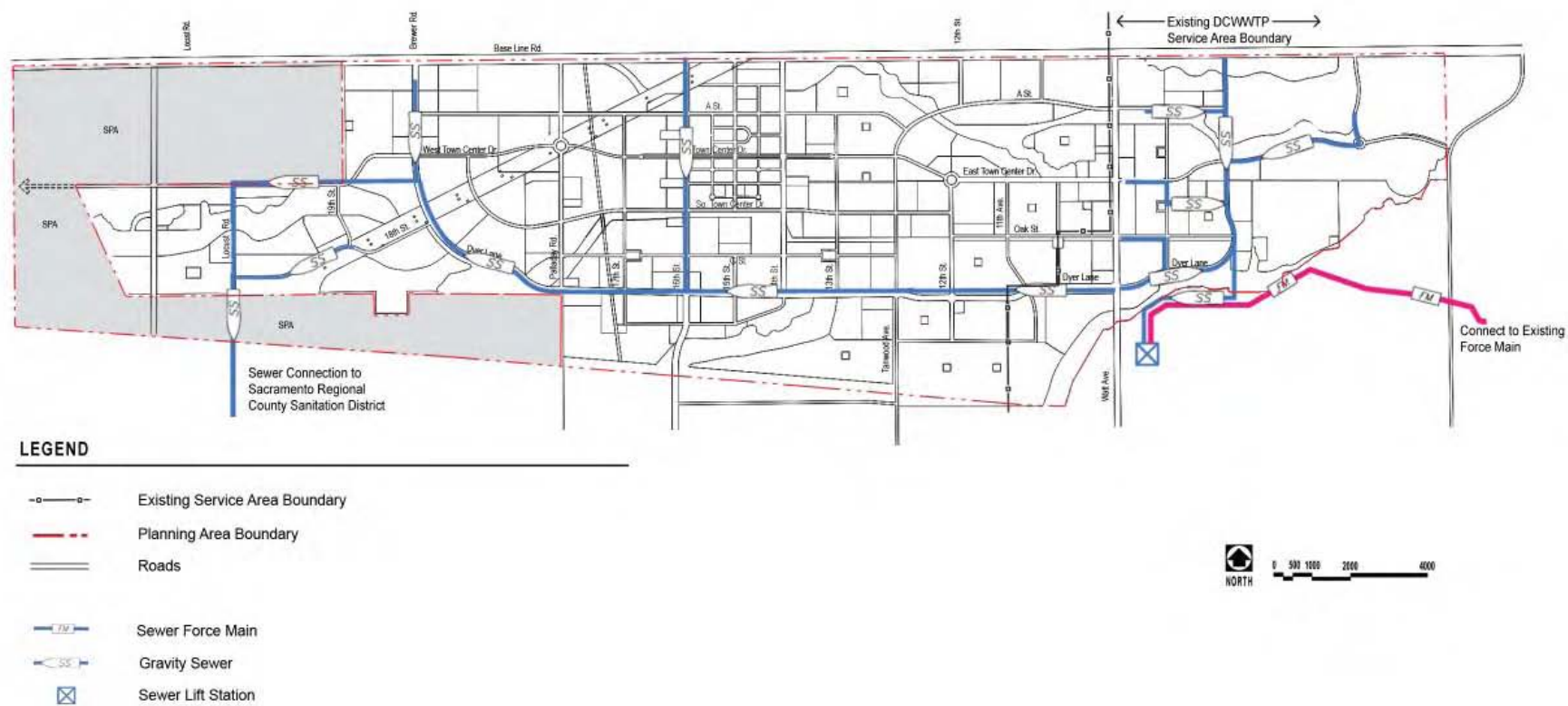
Source: Quad Knopf/ MacKay & Somps 2005

Figure 8.5 On-site Wastewater Collection System



Source: MacKay & Somp 2005

Figure 8.6 Alternative On-site Wastewater Collection System



Source: MacKay & Soms 2005

8.2.3 DRAINAGE AND FLOOD CONTROL

The following section summarizes more detailed drainage information included in the *Master Project Drainage Study* (Civil Solutions 2006). The Placer County Flood Control and Water District and Department of Public Works establish the criteria for the construction and maintenance of drainage facilities. Requirements for the construction of drainage facilities are found in the *Placer County Land Development Manual* and *Storm Water Management Manual*.

Goal 8.7 Use and preserve existing drainage ways as much as possible and design flood control facilities to preserve significant wetlands and avoidance areas where sensitive features exist.

Policy 8.4 Service Standards.

All Plan Area improvements shall be designed and constructed in accordance with standards listed in the Placer County Land Development Manual and Storm Water Management Manual.

Policy 8.5 Drainage Standards for Individual Projects.

Individual projects shall provide appropriate short- and long-term best management practices and source controls consistent with the land use.

Existing Conditions

The hydrologic characteristics in the Plan Area are largely affected by the seasonal rainfall, with the exception of Dry Creek. Dry Creek flows year round because of the size of its watershed, the discharge of ditch water from PCWA into creek tributaries, and the discharge of effluent water from the Roseville Sewer Treatment Plant. The Plan Area is divided into 3 major drainage sheds: Curry Creek, Dry Creek, and Steelhead Creek (formerly known as the Natomas East Main Drainage Canal [NEMDC]).

Dry Creek Watershed

The southeastern portion of the Plan Area drains directly to the Dry Creek floodplain. Drainage is carried through a number of small intermittent shallow swales and roadside ditches to Dry Creek without collecting at any one location.

Curry Creek Watershed

The northeast part of the Plan Area drains to Curry Creek, which is tributary to the NEMDC, which in turn is north of the Plan Area. The Curry Creek watershed is an intermittent drainage, with flows occurring only after rainfall in the area. Only about 240 acres of the Curry Creek watershed lie within the Plan Area.

Steelhead Creek Watershed

The remainder of the Plan Area drains through tributaries of Steelhead Creek, formerly known as NEMDC. The upper NEMDC watersheds occupy the majority of the Plan Area. Seven independent watersheds within the Plan Area drain from east to west and terminate at Steelhead Creek. Three watersheds drain into Sutter County, west of the Plan Area, and one watershed drains north across Base Line Road.

There are no distinct channels in any of the 7 Steelhead Creek watersheds; drainage is carried west through the Plan Area via many shallow swales and roadside ditches. Water flows in these intermittent swales only after rainfall in the area.

Proposed Drainage Improvements

The Placer Vineyards drainage system is designed to discharge into channels and detention facilities, providing detention and retention of increased runoff volumes. Flood control within the Plan Area will consist of newly constructed channel systems and parallel flood control channels where avoidance areas are to be maintained. These facilities would generally follow or be placed along natural drainage courses. Other types of facilities include excavated lake areas, constructed wetland areas, and water quality basins and channels. Refer to the *Master Project Drainage Study* for more detailed information and the location of drainage improvements needed to serve Plan Area build-out.

Drainage Design Criteria

- ♦ Open space corridors have been created in the Plan Area to convey stormwater flows. All development will occur outside of these corridors so as to provide 100-year flood protection to all residences.
- ♦ Piped drainage collection facilities of up to 96 inches in diameter will be used before open channels are chosen to convey urban stormwater runoff.
- ♦ Manage urban runoff through use of stormwater conveyance, detention, and water treatment facilities. Planned channel improvements should include components to mitigate adverse impacts on wetlands.
- ♦ When possible, increase the depth of existing drainage courses to accommodate storm drainage collection.
- ♦ Vegetation proposed within the low-flow open channel(s) shall provide treatment of urban stormwater runoff.

PUBLIC UTILITIES AND SERVICES

Beaver Dam Management

Beaver dams create problems when they create drainage backwater conditions. These impacts may be mitigated by the County when they interfere with utility operations, cause property damage, negatively affect certain natural resources (such as preserve areas, riparian and woodland vegetation), or present other health and safety issues.

Policy 8.6 Beaver Dam Management

When found to create a potential health and safety hazard, beaver dams shall be breached or removed according to procedures determined by the County, including proper disposal of vegetation and woody materials removed from beaver dams.

8.2.4 DISPOSAL OF SOLID WASTE

Solid waste generated by existing residents of the Plan Area is collected and disposed of by the Auburn Placer Disposal Service. After collection, solid waste is transported to the Western Placer Waste Management Authority's Materials Recovery Facility. Unrecyclable solid waste is disposed of at the adjacent Western Regional Landfill, which is anticipated to serve the needs of Placer County through the year 2036.

8.2.5 ELECTRICITY AND NATURAL GAS

The Plan Area is located within the service area of two electrical utility companies, Sacramento Municipal Utility District (SMUD) and Pacific Gas and Electric Company (PG&E). The boundaries of each service territory are shown in Figure 8.7. Gas service will be provided to the Plan Area by PG&E.

Existing Electrical Service Lines and Substations

Three power line easement corridors cross the Plan Area. These are owned by PG&E, SMUD, and the Western Area Power Administration (WAPA). SMUD and PG&E own existing facilities and maintain numerous 12-kilovolt (kV) power lines in the Plan Area. These service lines are generally located along roadways and provide services to existing residences in the area.

The SMUD Black Eagle Crystal Ridge Substation is located in close proximity to the Plan Area, off of Black Eagle Drive and Watt Avenue. It is fed by a 69-kV line that extends west along PFE Road from the power line easement between Cook Riolo Road and Walerga Road. The substation is currently approaching capacity and will need to be increased in capacity and site area to be able to serve the Plan Area.

PG&E maintains two substations that serve the Plan Area. The Catlett Substation, located on Field Road just east of Natomas Road in Sutter County, feeds the circuit on Pleasant Grove Road. The Pleasant Grove Substation on Industrial Boulevard feeds the Fiddymont Road circuit. Both have the capacity to carry additional service loads.

New Electrical Service Lines

When the demand exceeds the load capacity, new 12-kV or 21-kV lines will need to be extended from existing or new substations. A location for a new electrical substation is set aside in the Placer Vineyards land use plan.

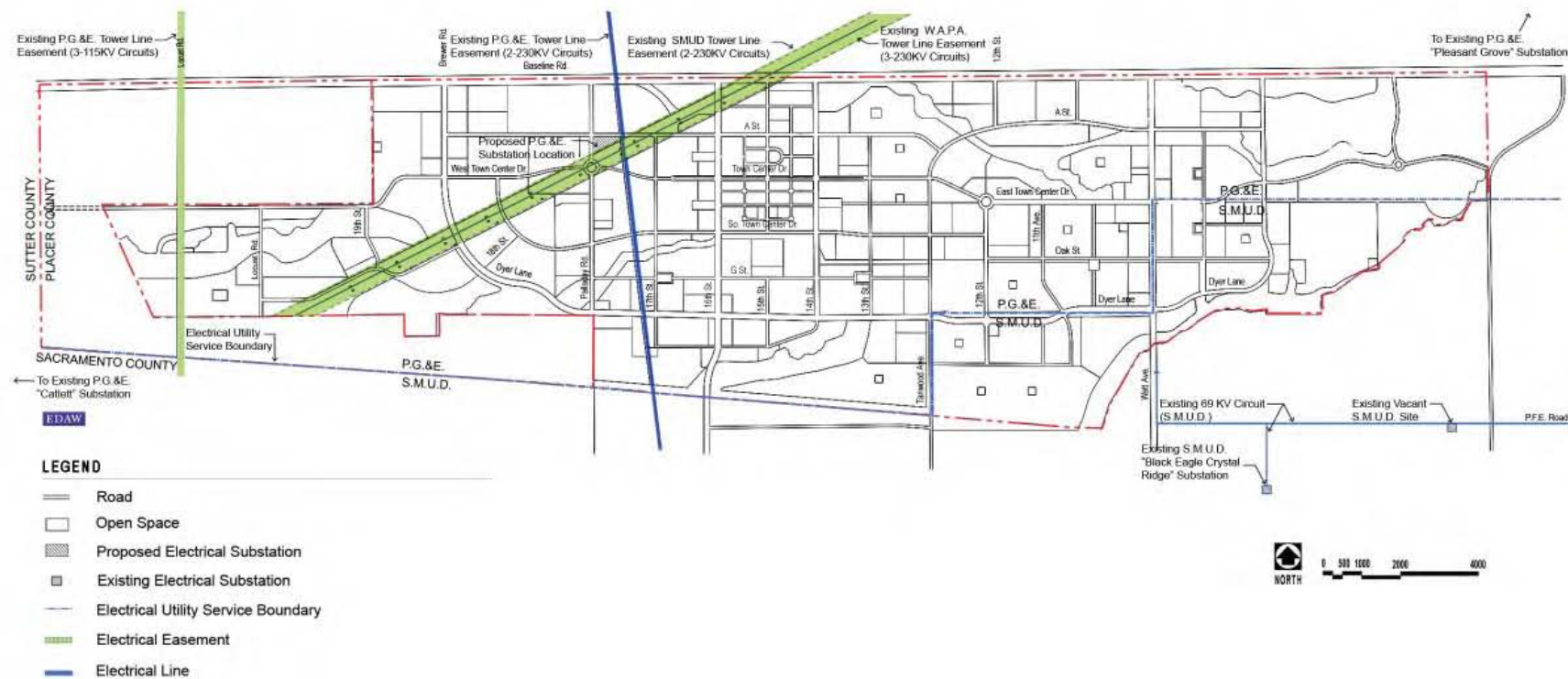
Existing Gas Service Lines

Several natural gas lines run north toward the Plan Area and stop short of the Sacramento County and Placer County line. A 12-inch high-pressure transmission main is located east of the intersection of Cook Riolo Road and Base Line Road, two miles east of the Plan Area.

New Gas Service Lines

Service will be obtained by constructing off-site gas transmission facilities to serve the Plan Area. Extension of gas mains to the individual project sites will be required. Connection to the 12-inch high-pressure transmission main at Cook Riolo Road and Base Line Road will require the construction of a pressure regulation station at the point of connection. Initial service will be provided by extending a distribution main along Base Line Road and a transmission main along PFE Road. The Base Line Road main will function as a backbone main serving the entire Plan Area at build-out. Smaller distribution mains will be stubbed off this backbone main and looped through the internal street system.

Figure 8.7 Electrical Distribution System



Source: Quad Knopf/ MacKay & Somp 2005

PUBLIC UTILITIES AND SERVICES

8.2.6 TELEPHONE/COMMUNICATIONS

The Plan Area is currently served by SureWest Communications and AT&T/SBC.

Existing Telephone Facilities

Both AT&T and SureWest own and maintain pole lines in the Plan Area, however, none of the existing facilities have available reserve capacity. Therefore, these facilities will need to be upgraded and placed underground.

New Telephone Facilities

Fiber optic facilities owned by SureWest, approximately 1/2 mile east of the Plan Area, on Crowder Lane and Base Line Road will be extended into the Plan Area as development occurs. AT&T also plans to extend its facilities into the Plan Area as development occurs. Within the Plan Area, all telephone services will be constructed underground along road corridors.

8.2.7 CABLE TELEVISION SERVICE

No cable television service is currently available in the area and no cable television provider has a franchise for the area. Comcast has fiber optic infrastructure in the vicinity and, were it to enter into a franchise agreement with the County, it could provide service to the Plan Area. If that were to occur, cable would be extended west from the Roseville city limits along Base Line Road. Cable television will be phased with the construction of major roads. All cable facilities will be installed underground for the Plan Area. If that were to occur, cable would be extended west from the Roseville city limits along Base Line Road. Cable television will be phased with the construction of major roads. All cable facilities will be installed underground.

8.3 COMMUNITY SERVICE FACILITIES

This section addresses community service facilities to support the residential population of Placer Vineyards, including schools, public safety facilities, and County service facilities. Parks and open space facilities are covered in Chapter VII. Details related to the funding and timing of community service facilities are included in the *Urban Services Plan*.

Goal 8.8 Locate neighborhood facilities (neighborhood parks and elementary schools) generally central to each neighborhood so that such facilities are within 1/2 mile or less of a majority of neighborhood residents.

8.3.1 EDUCATION FACILITIES

The Plan Area falls within 3 school districts, as shown in Figure 8.8. Center Unified School District (CUSD), providing elementary and high school services, is located in the east portion of the Plan Area. The Elverta Joint Elementary School District and Grant Joint Union High School District are located in the west portion of the Plan Area and share the same district boundary line. The existing school district boundaries were set before the development of this Specific Plan and fall in the middle of proposed neighborhoods in the Specific Plan.

Figure 8.8 illustrates how this boundary line could be shifted to align with the center line of 16th Street and Dyer Lane to where it connects into Brewer Road. This boundary adjustment provides a logical neighborhood boundary, eliminating the need for adjacent neighbors to send children to different schools. This boundary adjustment would divide the land area and projected number of units approximately equal between different districts.

Student Generation and School Requirements

Demand for school facilities, sizing, location, and generation rates have been based on information provided by CUSD and state standards. Table 8-2 summarizes the anticipated numbers of students in the Plan Area and the number of schools needed based on the land use plan proposed for the Plan Area.

School Facility Sizes and Locations

In the Plan Area, standard school sizes are generally 12 acres for elementary schools, 22.5 acres for middle schools, and 50 acres for the high school. Schools have been collocated with park sites to encourage the joint use of facilities. School/park sites serve as the focal point of each neighborhood, creating a gathering place within a half-mile distance of most surrounding residences. Most schools are located near open space corridors for safe passage routes to schools. See Figures 8.9 and 8.10 for conceptual school layouts.

Table 8-2 School Enrollment Summary

Unit Type	Dwelling Units (du)	Elementary School (K-6) Student Generation Rate ²	Elementary School Population	Middle School (7-8) Student Generation Rate ²	Middle School Population	High School (9-12) Student Generation Rate ²	High School Population
Low-Density ¹	2,803	0.383	1,074	0.126	353	0.228	639
Medium-Density	6,277	0.383	2,404	0.126	791	0.228	1,431
High-Density	3,074	0.151	464	0.058	178	0.127	390
Commercial/Mixed-Use	636	0.151	96	0.058	37	0.127	81
Special Planning Area	411	0.383	157	0.126	52	0.228	94
Total	13,201		4,195		1,411		2,635
Total School Population			8,241				

Notes:

1 Includes density bonus units from religious sites and excludes age-restricted units.

2 Student generation rates provided by Center Unified School District, October 2005

Figure 8.8 School District Boundaries

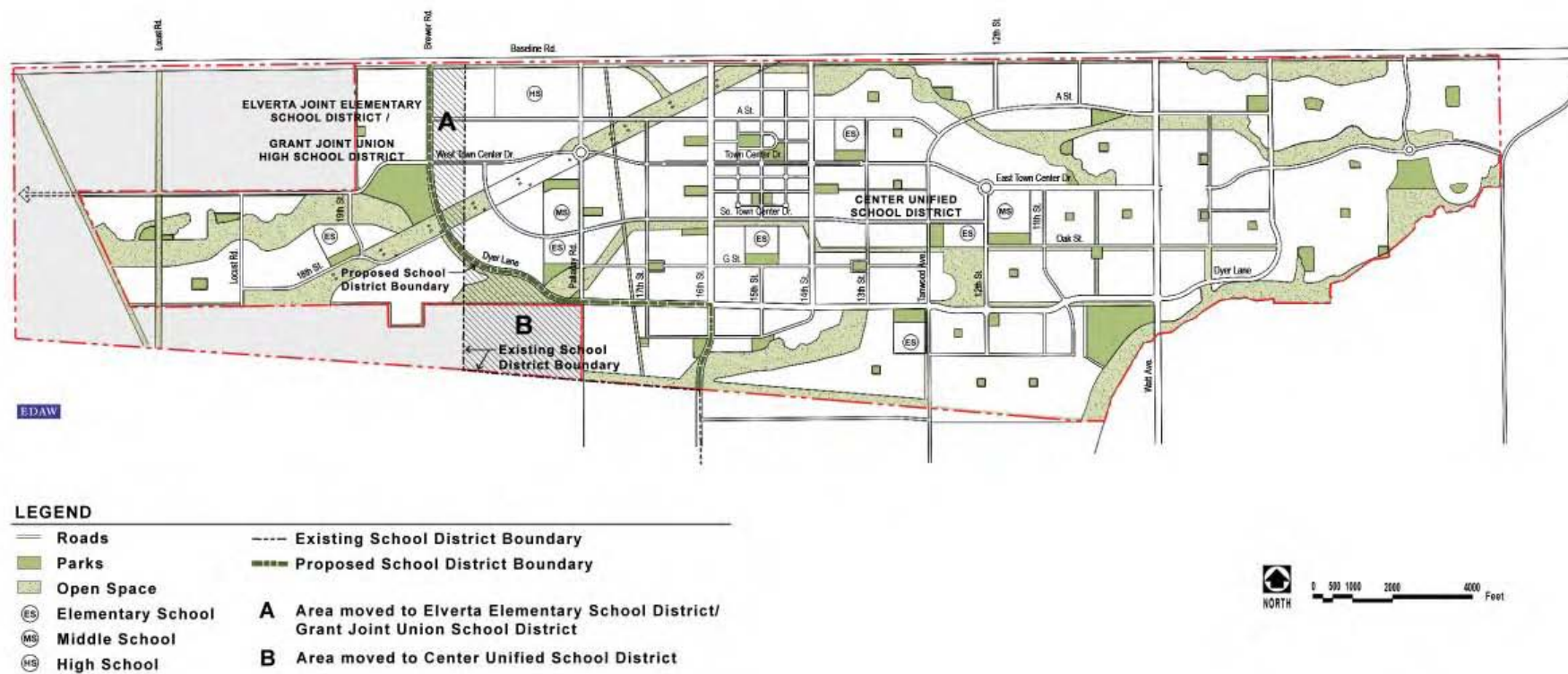


Figure 8.9 Conceptual Elementary and Middle School Site Designs

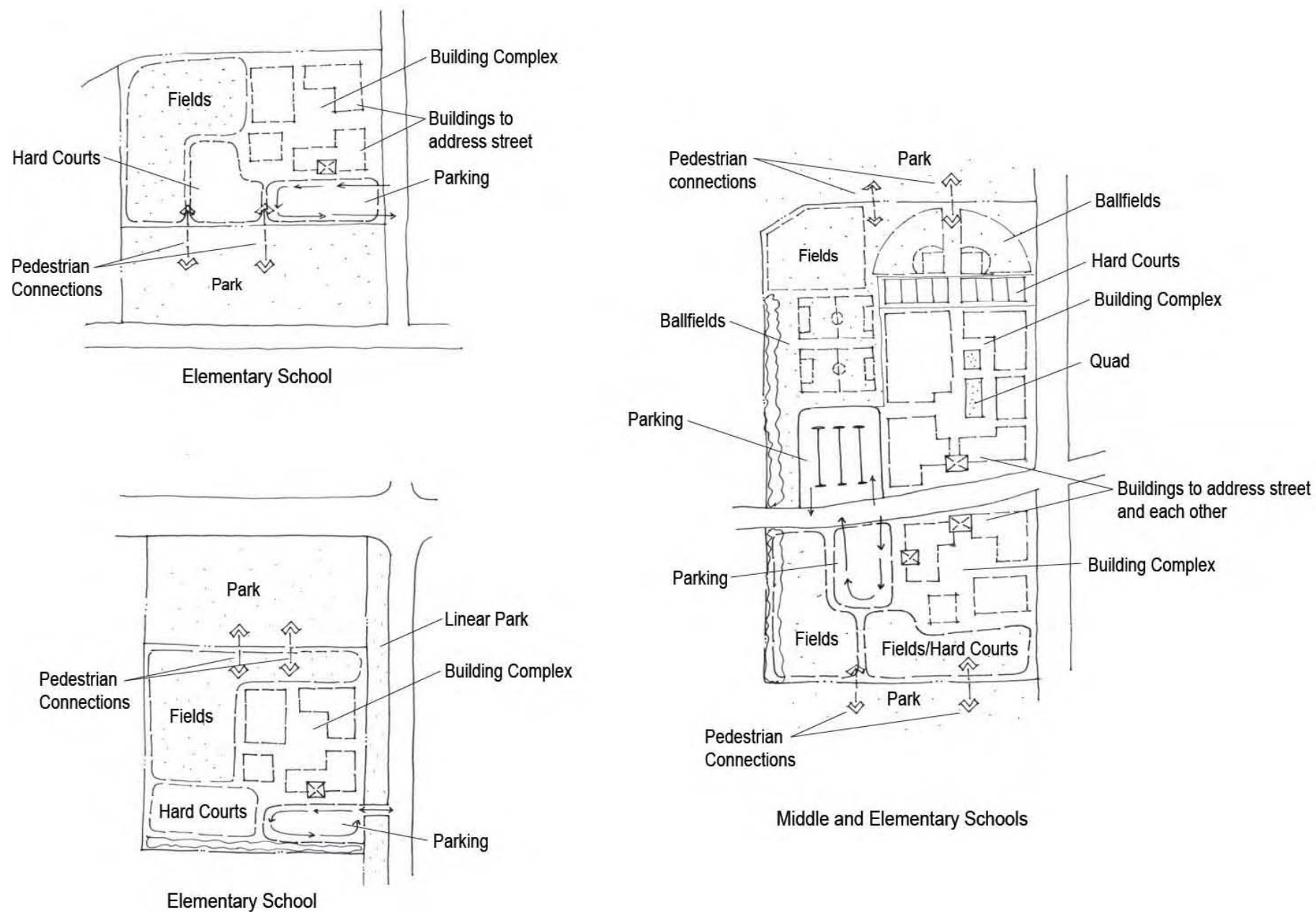
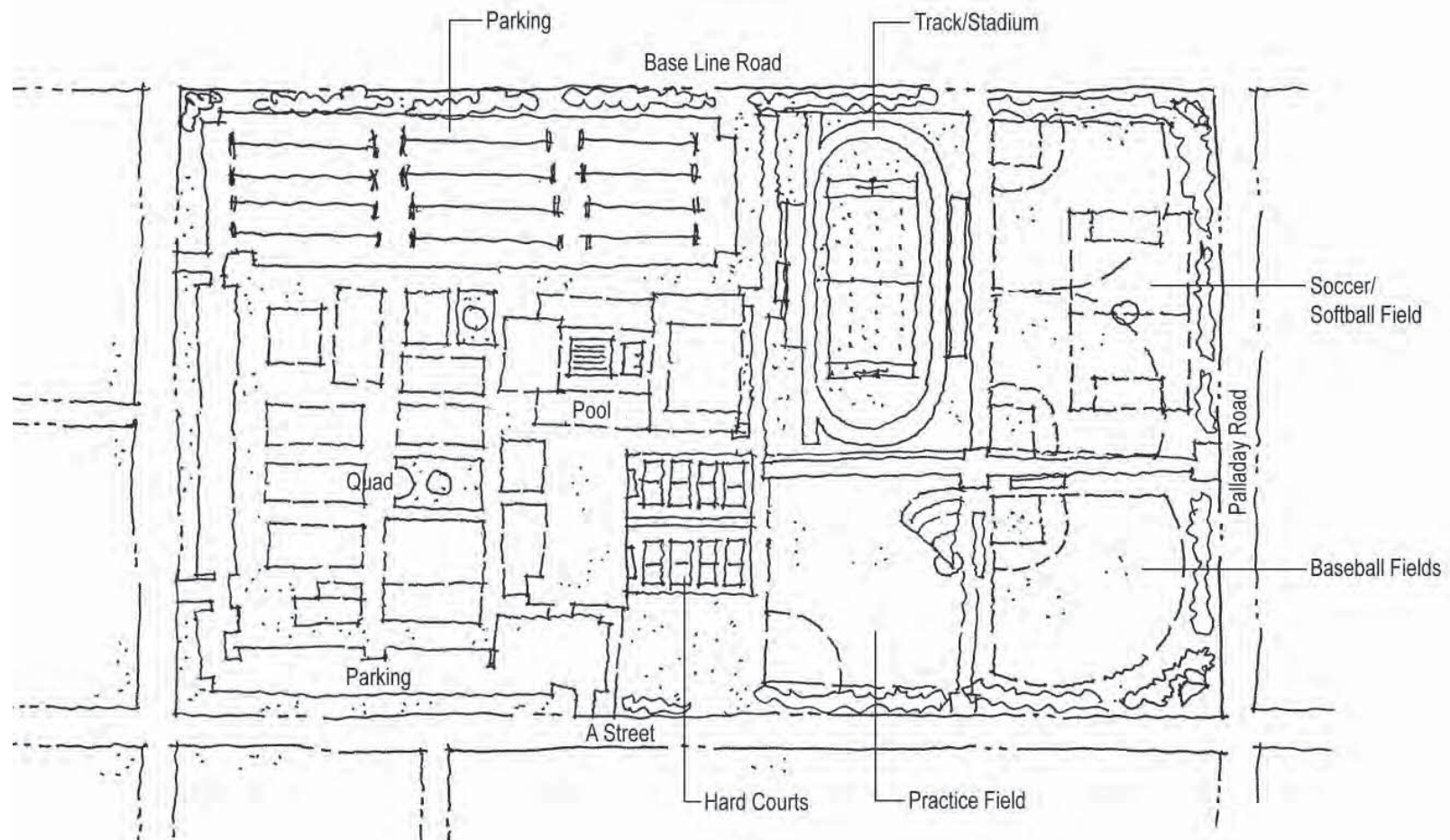


Figure 8.10 Conceptual High School Design



8.3.2 COMMUNITY FACILITIES

Planned County Facilities

Placer County uses a County Capital Facilities Fee (CFF) to mitigate the impacts of new development on County facilities. Collection of this fee will provide funding for improvements to an expansion of the County's finance and administration facilities, justice system, health and human services facilities, and public works facilities needed to maintain appropriate levels of service in the Plan Area.

Several satellite County facilities need to be located within the Plan Area to ensure that adequate general services are provided. These facilities and their respective locations in the Plan Area include:

- ♦ New government administration service offices and County Sheriff's Department substation (designated "GOV" in the Land Use Plan), to be located in the town center;
- ♦ A corporation/maintenance yard (designated "CY" in the Land Use Plan), planned and located on Town Center Drive a short distance from the town center, adjacent to open space buffers with some separation from the surrounding residential community; and
- ♦ Park shops for the County's Facilities Services Department, to be provided in each of the community parks.

Planned Library Facilities

Libraries for the Plan Area are currently administered by the Auburn Placer County Library Department. Current residents of the Plan Area are served by a bookmobile that visits the area an average of twice a month. The closest existing library facility is the City of Roseville main library, approximately 3.5 miles away, located at 225 Taylor Street, off Walerga Road. A new community library of approximately 25,500 square feet is proposed to be located in the town center. Placer Vineyards will pay for its fair share of the costs for the construction of the library facility.

Cemetery

The cemetery proposed for the Plan Area shall be owned and operated by the Roseville Public Cemetery District or an independent public district. The cemetery shall be located near the corner of West Town Center Drive and Palladay Road, with portions of the site located below the power line easement corridor.

8.3.3 PUBLIC SAFETY FACILITIES

Existing Fire Protection

Fire protection is currently provided by the Placer County Fire District (PCFD), with the exception of a 1 square mile area in the southwestern portion of the Plan Area, which is served by the Sacramento Metropolitan Fire District. Primary response to emergency calls from the Plan Area is currently handled by the PCFD Dry Creek Fire Station east of the Plan Area on Cook Riolo Road.

Planned Fire Protection

Analysis of the necessary stations, equipment, staffing, and response time has been performed by PCFD staff. 2 new PCFD stations and an administrative center are anticipated to serve the Plan Area. The fire administrative center is to be collocated with other County administrative offices in the town center. The planned locations for these fire stations are shown on the land use diagram (Figure 3.1). The first, west fire station shall be constructed and equipped to serve the Plan Area 18 months after the issuance of the first building permit for a dwelling unit, located to the west of Watt Avenue. The east fire station shall be timed to serve the Plan Area after the 5,000th building permit for a dwelling unit. Refer to the Placer Vineyards Public Facilities Financing Plan for the timing and specific details related to the construction of fire station facilities.

Existing Law Enforcement Services

Existing law enforcement services are provided by Placer County Sheriff's Department and traffic enforcement is provided by the California Highway Patrol. The nearest sheriff's substation is located in Loomis at the intersection of Horseshoe Bar Road and Interstate 80.

Planned Law Enforcement Services

Law enforcement for the Plan Area would be provided by the Placer County Sheriff's Department. Analysis of the necessary stations, equipment, staffing, and response times has been performed by Placer County Sheriff's Department staff. A sheriff's substation site, as shown in the land use diagram (Figure 3.1), is proposed for collocation with other County administrative offices within the town center.

CHAPTER IX: IMPLEMENTATION



9.1 OVERVIEW

Context

This chapter outlines the methods by which the Specific Plan will be implemented and includes a discussion of administrative procedures, the timing of development, and financing. California Government Code Section 65451 and *Placer County Zoning Ordinance* Section 17.58.200 require that specific plans include a program of implementation measures, including regulations, programs, public works projects, and financing measures needed to carry out the proposed land use, infrastructure, development standards, and criteria outlined in the Specific Plan.

Placer Vineyards is projected to be built-out over 20 to 30 years. Thus, the implementation policies are intended to ensure that implementation will be comprehensive, coordinated, and responsive to changing circumstances and market conditions. The objective of this section is to describe how infrastructure and public facilities will be constructed in a timely manner, concurrent with the provision of housing and other land uses.

The remainder of this chapter is divided into three sections: “Administrative Procedures,” “Timing of Development Infrastructure and Public Services” and “Specific Plan Financing Strategy.”

Section 9.2, “Administrative Procedures,” identifies the procedural steps in implementing the Specific Plan and discusses the subsequent approvals necessary to begin construction of individual projects and subdivisions, as well as modifications and amendments to the Specific Plan. Section 9.3, “Timing of Development Infrastructure and Public Services,” describes the process and sequence of infrastructure and facilities to serve the Plan Area over time. Section 9.4, “Specific Plan Financing Strategy,” describes the financing methods that will allow development to proceed in an orderly and fiscally responsible manner.

Refer also to the applicable chapters of the Specific Plan for the following information:

- ♦ Chapter I, “Introduction,” for the framework of the Specific Plan and its relationship to other documents and regulatory approvals;
- ♦ Chapter III, “Land Use,” for land use regulations;
- ♦ Chapter IV, “Environmental Resources,” for the protection of site resources;
- ♦ Chapter V, “Transportation and Circulation,” for design standards for roadways, trails, and transit systems;

- ♦ Chapter VII, “Parks and Open Space,” for a discussion of the parks and open space system; and
- ♦ Chapter VIII, “Public Utilities and Services,” for an overview of the backbone infrastructure systems and public services required to serve the Plan Area



The following documents have been prepared in support of this Specific Plan and contain more detailed information on environmental conditions, infrastructure, and financing mechanisms.

- ♦ Placer Vineyards Specific Plan Final Environmental Impact Report (Quad Knopf)
- ♦ Placer Vineyards Wetland Delineation (ECORP)
- ♦ Corps of Engineers 404 Permit Application (ECORP)
- ♦ Placer Vineyards Master Drainage Plan (Civil Solutions)
- ♦ Placer Vineyards Sewer Master Plan (MacKay & Somps)
- ♦ Placer Vineyards Water Master Plan (Brown and Caldwell)
- ♦ Placer Vineyards Recycled Water Master Plan (Brown and Caldwell)
- ♦ Placer Vineyards Public Facilities Financing Plan (EPS)
- ♦ Placer Vineyards Urban Services Plan (EPS)

9.2 ADMINISTRATION PROCEDURES

9.2.1 SPECIFIC PLAN APPROVALS

The following actions are anticipated to occur concurrent with the adoption of this Specific Plan.

- ♦ **Placer Vineyards Specific Plan and Development Standards:** The County Board of Supervisors will adopt the Placer Vineyards Specific Plan by resolution and adopt the Specific Plan Land Use and Development Standards attached to this Specific Plan as Appendix A, by ordinance (see Section 9.2.3 that follows);
- ♦ **Final Environmental Impact Report (FEIR):** The County Board of Supervisors will certify the FEIR addressing this Specific Plan and any necessary amendments to the *Placer County General Plan* and *Dry Creek/West Placer Community Plan*;
- ♦ **Zoning:** The County Board of Supervisors is also expected to approve the Specific Plan zoning designations (see Section 9.2.2 that follows); and
- ♦ **Public Facilities Financing Plan and Urban Services Plan.** The Board of Supervisors will accept the Public Facilities Financing Plan, which identifies the estimated costs of public facilities and describes the mechanisms for funding these facilities, and the Urban Services Plan, which identifies the level of public services expected within Placer Vineyards and describes the funding methods which might be used. These plans will be updated and refined once the Specific Plan is approved and prior to the recordation of the first large lot final map or approval of the first small lot tentative map for any development project.
- ♦ **Development Agreements:** Property owners who have been participating in the planning and preparation of the Specific Plan (the “Participating Developers”) will enter into Development Agreements with the County. The Development Agreements will set forth property owners’ obligations related to the construction and financing of infrastructure, County facilities and public services, including financial contributions for public infrastructure and facilities maintenance, provision of urban services for the Plan Area, and other obligations that may be imposed by the County as a condition of development. The Development Agreements will vest the property with the right to proceed to development subject to the limitations and obligations of the Development Agreements and the Specific Plan.

After the approval of the Specific Plan and before the first large lot final map is approved for recordation (or the approval of the first small lot tentative map for an entire property), the following actions will occur:

- ♦ **Approval of a Landscape Master Plan:** This plan shall address the design of the streetscape, landscape corridors adjacent to streets, landscaped buffer areas, other open space areas, community entries, street lights, and other image features that help establish the landscape and streetscape character of the community;
- ♦ **Approval of a Parks and Recreation Master Plan:** This plan shall identify the facilities for each park site or recreation facility and shall include a detailed development plan for the type of equipment and updated cost estimates for each park site. It shall also establish the design themes for the parks that complement the designs of the Landscape Master Plan;
- ♦ **Approval of a Sewer Master Plan:** The Sewer Master Plan shall be an update to a similar plan prepared in support of the Specific Plan. The Sewer Master Plan shall include information on the sizing of facilities, the mapping of sewer systems, and updated cost estimates. The Sewer Master Plan shall be used to establish the means and methods by which the project will finance the cost of these facilities;
- ♦ **Approval of a Drainage Master Plan:** The Drainage Master Plan shall be an update to a similar plan prepared in support of the Specific Plan. The Drainage Master Plan shall include information on the size of and location of drainage facilities, the mapping of drainage systems, and updated cost estimates. The Drainage Master Plan shall be used to establish the means and methods by which the project will finance the cost of these facilities;
- ♦ **Approval of a County Facilities Master Plan:** This plan shall set forth the detailed specifications and standards for the design, construction, and equipment for County Facilities that are planned to be owned and operated by the County. County facility sites include the following: Corporation Yard, Fire Stations, Sheriff’s Substation, Government Center, Library, and Transit Center. The plan shall also provide updated cost estimates for the design, construction and equipment for County facilities;
- ♦ **Approval of a Transit Master Plan:** This plan shall address public transit service to the Specific Plan Area. The Transit Master Plan shall identify routes, service times, fares (including fair share costs for intercommunity and interregional routes connecting to the Plan Area), vehicle requirements, service levels, staffing and administrative costs, capital requirements, and any other information necessary to provide a complete transit service;

- ♦ **Establishment of Urban Services Financing Mechanisms.** The Urban Services Plan will be used to decide financing urban services through a Community Facilities District (CFD) or County Service Area (CSA). Cost estimates may be updated, final project taxes and assessments will be defined, and any necessary CFD or CSA will be formed; and
- ♦ **Implementation Policies and Procedures Manual.** This manual shall provide the County a comprehensive approach for processing approvals and issuing permits for development within the Plan Area, including developing forms and checklists to assist County staff in tracking and accounting for credits and reimbursements, processing approvals consistent with the procedures set forth in the Development Agreement and in the Specific Plan, and obtaining Development Group Certificates and any required Specific Plan shortfall payment as and when required.

9.2.2 SPECIFIC PLAN AREA ZONING

The County has put in place a new zoning classification, known as a “Specific Plan” (SPL) zone district, that is to be applied to all Specific Plan projects. The SPL district is to be combined with the Specific Plan to function as the zoning text and map for the urban portion of the Placer Vineyards Specific Plan Area. The rezoning will identify the new SPL zone district (with the prefix SPL-), then the descriptor used in the Placer Vineyards Specific Plan (-PVSP), resulting in the new SPL-PVSP zoning classification.

The approximately 3,988-acre portion of the Plan Area, owned by the property owners who have been participating in the preparation of this Specific Plan and will be entering into Development Agreements concurrent with its adoption, will be rezoned from the existing rural zoning classifications (described in Chapter I, “Introduction”) to the new designations described above.

The approximately 263-acre portion of the Plan Area, owned by the property owners who did not participate in the preparation of the Specific Plan and are not entering into Development Agreements concurrent with its adoption, will retain their existing rural zoning classifications until the Non-Participating Property Owners elect to develop their properties for urban uses. Refer to Section 9.2.6.C for the procedures regulating the properties of the portions of the Plan Area owned by Non-Participating Property Owners.

The remaining approximately 979 acres constitutes the Special Planning Area (SPA) portion of the Specific Plan. Refer to Section 9.2.6D for the procedures regulating the SPA area.

9.2.3 DEVELOPMENT STANDARDS

The Land Use and Development Standards (Development Standards) shall be adopted by ordinance as Appendix A to the Specific Plan. The Development Standards supplement the *Placer County Zoning Ordinance* and will serve as the zoning regulations governing development, improvements, and construction within the Specific Plan Area. Where a standard is not provided in this document, the standards contained in the *Placer County Zoning Ordinance*, *Placer County Code*, and/or *Land Development Manual* shall apply. The standards in this document supersede, replace, and shall take precedence over conflicting County standards governing the Plan Area.

Refer to Appendix A for the details regarding the Land Use and Development Standards, requesting changes or amendments to permitted uses or development standards, and the enforcement of these development standards.

9.2.4 SUBSEQUENT ENTITLEMENT PROCESS

Development within the Plan Area is subject to approval of subsequent entitlements by the County. Examples of such entitlements include tentative maps, Specific Plan amendments, Conditional Use Permits, Minor Use Permits, Tree Permits, and Design/ Site Review applications. Individual project applications will be reviewed to determine consistency with the Specific Plan and other regulatory documents and guidelines.

Application and processing requirements shall be in accordance with the Placer County Zoning Ordinance and other regulations, unless otherwise modified by this Specific Plan. All subsequent development projects, public improvements, and other activities shall be consistent with this Specific Plan and its appendices, the Specific Plan Development Agreements, and applicable County policies, requirements, and standards. In acting to approve a subsequent project or permit, the County may impose reasonable and necessary conditions to ensure that the project is in compliance with the Specific Plan and all applicable plans, ordinances, and regulations.

Application Requirements

Once the Specific Plan and large lot tentative maps, if requested, are approved, individual developers may submit applications for small lot tentative maps and/or other entitlements as necessary. Large lot and small lot tentative maps may also be processed concurrently, but will be approved sequentially. Applications shall be made in writing on forms provided by the County Planning Department and shall be accompanied by required application fees and such data and information as may be prescribed for that purpose.

IMPLEMENTATION

Some or all of the Participating Developers will be forming a development group (the “Development Group”) to finance the costs of preparing and finalizing the Master Plans and establishing the financing mechanisms described in Section 9.2.1 above and to bear the costs to design and install the backbone infrastructure, and County facilities and parks described in the Development Agreements. The Development Agreements require that, as a condition for scheduling a hearing to approve a final small lot subdivision map for recordation for single family development, or to obtain a building permit for multifamily development, or to obtain signed improvement plans for non-residential development, the applicant shall be required to deliver to the County a Development Group Certificate, certifying that the applicant is a member in good standing with the Development Group. The Development Agreements also require an applicant to thereafter remain a member in good standing with the Development Group to obtain building permits for its development.

Application Processing

Applications will be analyzed by County staff members for consistency with the Specific Plan. Plan consistency must be demonstrated in several ways::

- ♦ Consistency with policy language (goals, policies, objectives, etc.);
- ♦ Consistency with land use designations, roadways, and bike paths;
- ♦ Consistency with development standards and design guidelines;
- ♦ Consistency with figures and tables; and
- ♦ Consistency with the property Development Agreements, large-lot tentative map, small-lot tentative map, and other relevant implementation documents.

Consistency is also required with the Specific Plan Mitigation Monitoring and Reporting Program, infrastructure and County facilities plans, and other implementing documents of the Specific Plan.

Implementation Policies and Procedures Manual

To assist the County in implementing and performing its various administrative tasks as contemplated by the entitlement process and Development Agreement, an Implementation Policies and Procedures Manual will be prepared by the Participating Developers in association with the County Chief Executive Officer and approved by the County Board of Supervisors prior to the approval for recordation of the first final large lot final map or tentative map within the Specific Plan area. The manual shall provide for a comprehensive approach for processing approvals and issuing of permits for development within the Plan Area, including but not limited to developing forms and checklists to assist the County staff in tracking and accounting for credits,

reimbursements, processing approvals consistent with the procedures set forth in the Development Agreement and the Specific Plan, and obtaining Development Group Certificates and any required PVSP Shortfall Payments.

9.2.5 ENVIRONMENTAL REVIEW

All applications for a development entitlement that are submitted after approval of the Specific Plan shall be reviewed for conformity with the Specific Plan and for compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. An environmental impact report (EIR) will be certified concurrent with the approval of the Specific Plan and shall serve as the base environmental document for subsequent entitlement approvals within the Plan Area.

The determination of whether the requested subsequent development entitlement is consistent with the Specific Plan and whether the Specific Plan EIR considered the project-specific effects will be made through the Subsequent Conformity Review process as described in the next section.

Subsequent Conformity Review Process

In conjunction with submitting any required County application for approval of a subsequent development entitlement within the Plan Area, the applicant for each proposed project shall complete a Subsequent Conformity Review questionnaire. The purpose of the questionnaire will be to enable the County to determine whether the proposed project is consistent with the Specific Plan, to examine whether there are project-specific effects that are particular to the project or its site that were not considered in the Specific Plan EIR, and/or whether an event as described in Section 15162 of the State CEQA Guidelines has occurred. The County may require additional information to make such a determination, including, but not limited to, the following:

- A. Preliminary Grading Plan (including off-site improvements);
- B. Preliminary Geotechnical Report;
- C. Preliminary Drainage Report;
- D. Preliminary Water Quality Best Management Practices (BMP) Plan;
- E. Traffic Circulation Plan;
- F. Traffic Study;
- G. Tentative Map (Section 16.12.040 of the Placer County Code);
- H. Acoustical Analysis (and associated Traffic and Circulation Studies);

- I. Hazards/Past Use Studies (Phase I Environmental Site Assessments and Phase II limited soils investigation, and/or Preliminary Endangerment Assessment with California Department of Toxic Substances Control, as determined by County Environmental Health Services);
- J. Mosquito Control Design Features (for waterways, underground water detention structures, water facilities, etc.);
- K. Water Quality Related Studies/Details (BMPs, Preliminary Grading Plan, Preliminary Drainage Plan);
- L. Utility Will-Serve Requirement Letters (water, sewer, solid waste, reclaimed water, etc.);
- M. Senate Bill (SB) 221 Water Supply Assessment Information;
- N. Hazardous Materials Usage Information;
- O. Water Supply Well Information (as applicable);
- P. Biological and Cultural Resources Study; and
- Q. Public Safety Assessment.

Based on the information provided, the County will determine whether the proposed development entitlement is consistent with the Specific Plan and related documents, whether additional environmental review is required, and if so, the scope of such additional review. Based on the content of future submittals and the process described above, the County will determine whether performance standards are still achievable given the nature of the submittal, current conditions, and/or changed circumstances. In the event that the performance standards do not appear to be achievable, the County may perform subsequent environmental review pursuant to Sections 15162, 15163, or 15164 of the State CEQA Guidelines to identify additional or alternative mitigation measures.

Surveys for Native American Cultural Sites

As a part of the Subsequent Conformity Review process or prior to any other activity that may result in ground disturbance, the applicant must begin a process assessing whether or not the site contains any Native American Cultural Places. In order to allow the applicant, the County, and any potentially affected Native American tribe effective input on potential impacts to such a site, this process should be started during the Subsequent Conformity Review Process. The process and procedures must be completed prior to the issuance of a grading permit or any other activity that results in ground disturbance.

Policy 9.1 Native American Cultural Places.

All properties in the Plan Area shall be inspected by a qualified archaeologist or other cultural resource specialist familiar with Native American Cultural Places. The applicant shall retain such an archaeologist or specialist to determine whether some or all of the affected property qualifies as a Native American Cultural Place and if such a site is identified on the property complete the process described below.

1. *For purposes of this policy, a Native American Cultural Place is any of the following:*
 - ♦ *A Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine;*
 - ♦ *A Native American historic, cultural, or sacred site that is listed or may be eligible for listing in the California Register of Historic Resources; or*
 - ♦ *A site that includes Native American historic or prehistoric ruins, a Native American burial ground, or Native American inscriptions or rock art.*
2. *If the archaeologist determines that some or all of the affected property qualifies as a Native American Cultural Place, he or she shall recommend to the County potentially feasible mitigation measures that would preserve the integrity of the site or minimize impacts to it, including any or a combination of the following:*
 - ♦ *Avoidance, preservation, and/or enhancement of all or a portion of the Native American Cultural Place as open space or habitat, with a conservation easement dedicated to the most interested and appropriate tribal organization, if such an organization is willing to accept and maintain such an easement, or alternatively, a cultural resource organization that holds conservation easements;*

- ♦ *An agreement with any such tribal or cultural resource organization to maintain the confidentiality of the location of the site so as to minimize the danger of vandalism to the site or other damage to its integrity; or*
 - ♦ *Other measures, short of full or partial avoidance or preservation, intended to minimize impacts to the Native American Cultural Place consistent with Specific Plan policies, land use assumptions, and the proposed design and footprint of the development project for which the requested grading permit has been approved.*
3. *After receiving such recommendations, the County Planning Director shall assess the feasibility of the recommendations and impose the most protective mitigation feasible in light of Specific Plan policies, land use assumptions, and the proposed design and footprint of the development project for which the requested grading permit has been proposed. In reaching his or her conclusions with respect to these recommendations, the Planning Director shall consult with both the project applicant and the most interested and appropriate tribal organization.*
 4. *The process described in this policy must be completed prior to the issuance of a grading permit or any other activity that results in ground disturbance.*

Mitigation Monitoring

CEQA requires all state and local agencies to establish reporting and monitoring programs for projects approved by a public agency whenever the approval involves adoption of either a “mitigated negative declaration” or specified environmental findings related to EIR’s. The Mitigation Monitoring and Reporting Program is intended to satisfy the requirements of CEQA as they relate to the FEIR for the Placer Vineyards Specific Plan. This monitoring program is to be used by County staff and the project developers to ensure compliance with adopted mitigation measures during project implementation. Monitoring and documentation of the implementation of mitigation measures will be coordinated by County staff according to Article 18.24 of the Placer County Environmental Review Ordinance. The Mitigation Monitoring and Reporting Program is provided as Appendix D to this Specific Plan.

9.2.6 INTERPRETATIONS, AMENDMENTS, AND ENTITLEMENTS FOR NON-PARTICIPATING PROPERTY OWNERS AND THE SPA

Implementation of the Specific Plan is anticipated to occur over several years. During the long-term build-out of the Plan Area, property owners will face dynamic and evolving market conditions. Situations may arise where amendments to the adopted Specific Plan are necessary because of changing circumstances. Additionally, because of unforeseen circumstances, some design guidelines or development standards may not be feasible on a parcel-by-parcel basis. An alternative design solution that meets the goals and objectives of the Specific Plan may also be developed.

A. Interpretations

Interpretations are judgments that apply the vision, goals, and intent of the Specific Plan to specific issues and situations related to the land use decisions and development. Interpretations are generally limited to details where the requirements and guidelines of this Specific Plan may appear to provide alternative guidance, differ from each other, or from other adopted County policies or requirements from other agencies. Interpretations may be needed when the County is considering discretionary development applications (such as a subdivision map), or a ministerial application (such as a building permit). Interpretations for the Specific Plan shall be made as described in Section 17.02.050 of the *Placer County Zoning Ordinance*. In making interpretations, the Planning Director will consult with any other affected County department or other agency as needed.

B. Administrative Modifications and Amendments

Amendments to the adopted Specific Plan shall be categorized by the County Planning Director as either an Administrative Modification or an Amendment.

Administrative Modifications do not have a significant impact on the character of the Plan Area. Administrative Modifications are consistent with the spirit and intent of the vision, goals, and policies of the Specific Plan.

Amendments to the Specific Plan are changes to the plan elements, including differences in land use development types assigned to specific parcels; changes to capacity requirements; changes to the intensity or density of land uses on specific parcels (including public facilities); density transfers; changes in the Plan Area boundaries; or changes in policies. Amendments usually involve issues of consistency with the original vision and intent of the Specific Plan or with the *Placer County General Plan*.

Proposed amendments to the Specific Plan can include, but are not limited to, changing land use designations, design criteria, detailed road alignments, road classifications, or Specific Plan policies. Typically, amendments to the Specific Plan will be requested by property owners. There may also be circumstances, however, where the County may wish to request an amendment. The procedures described below shall be followed to amend the adopted Specific Plan.

Administrative Modification and Amendment Requests

All requests to amend the Specific Plan shall be made using the appropriate application forms, required documentation, and applicable fees as established by the County Planning Department. Any or all of the following information may be required:

1. A detailed justification statement that explains in detail why an amendment to the Specific Plan is warranted, and any exhibits deemed necessary by the Planning Director;
2. A statement of consistency with *Placer County General Plan* policies and Specific Plan land use designations;
3. A statement of consistency with the Specific Plan;
4. Analysis as required by CEQA; and
5. Identification of any required modifications of the public infrastructure improvements that are not currently mandated by the Specific Plan (description, location, timing, funding source, method, etc).

Administrative Modifications

Administrative Modifications do not have a significant impact on the character of the Plan Area. Administrative Modifications are consistent with the spirit and intent of the vision, goals, and policies of the Specific Plan. Administrative Modifications shall conform to the following criteria:

- ♦ The Planning Director determines that the proposed adjustments to the design guidelines are offset by the merits of the proposed design and do not significantly change the anticipated physical characteristics, goals, and intent of the Specific Plan;
- ♦ Proposed changes to the alignment of arterial and local streets, if adopted, would not substantially alter the land use or circulation concepts set forth in the Specific Plan;

- ♦ Proposed changes to land use diagram shapes or to the alignment of collector and secondary streets maintain the general land use pattern and/or provide an improved circulation system consistent with the intent and direction of the vision, goals, and policies of the Specific Plan;
- ♦ The proposed change is not expected to increase environmental impacts beyond the levels identified in the EIR;
- ♦ The proposed change will not result in an increase in the total maximum number of units proposed in the Specific Plan and will comply with the criteria for modification of the land use diagram described in Policy 9.1; and
- ♦ The proposed change will not significantly reduce the number of acres designated for high density residential.

An Administrative Modification may be reviewed and acted upon by the County Planning Director. No Planning Commission or Board of Supervisors review is required, unless the Administrative Modification is appealed.

Policy 9.2 Modification of the Land Use Diagram.

Figure 3.1, “Land Use Diagram,” is intended to provide the structural framework for the land use program within Placer Vineyards. Land use boundaries may be modified or reconfigured on site plans and designs through the Administrative Modification process, in conjunction with the Subsequent Conformity Review and Design Review process, without an amendment to the Specific Plan, so long as the modifications comply with the following criteria:

- ♦ *The Planning Director has determined that the proposed residential project is consistent with the approved Specific Plan and with land use patterns and assumption analyzed in the Specific Plan EIR;*
- ♦ *The density of development does not exceed the permitted range of the land use designation and the allowable number of units is not exceeded by each property within the Plan Area;*
- ♦ *The areas planned for parks, open space, County facilities and other such public amenities described on the Land Use Diagram is not reduced; and*
- ♦ *No final small lot map has been recorded.*

IMPLEMENTATION

Amendments

An Amendment is any change proposed to the Specific Plan that could significantly increase environmental impacts or other changes determined to be significant by the Planning Director. An Amendment is the appropriate procedure where changes to the Specific Plan are proposed that meet one or more of the following criteria:

- ♦ A new category of land use not specifically discussed in the Specific Plan is introduced;
- ♦ Significant changes to the distribution of land uses beyond those allowed under an Administrative Modification or other changes affecting land use are proposed and may substantially affect the Specific Plan;
- ♦ Proposed changes to the design guidelines and/or development standards that if adopted, would substantially change the physical character of the Plan Area as envisioned by the Specific Plan and the Planning Director; or
- ♦ Proposed changes to the development sequencing that would significantly increase or alter Plan Area boundaries or units allocated.

Amendments require approval by the County Planning Commission and Board of Supervisors. They shall comply with the procedures outlined in Section 17.60.090 of the Placer County Zoning Ordinance.

C. Entitlements for Non-Participating Property Owners in the Plan Area

Participating Developers as described above, will enter into Development Agreements with the County concurrent with Plan approval. The County will encourage those landowners, exclusive of those in the SPA, not participating in the development of the urban area of the Specific Plan (the “Non-Participating Property Owners”) to enter into similar Development Agreements relating to their respective properties.

The Placer Vineyards Specific Plan and its EIR place substantial requirements on the development of the properties within the project area. These requirements include financing, construction and maintenance of public improvements and facilities, design standards, and mitigation of environmental impacts. It is appropriate that each property within the Plan Area to be developed for urban uses, as planned in this Specific Plan, bear its fair share of the costs to prepare and implement this Specific Plan. When processing an application to rezone a Non-Participating Property Owner’s property to SPL-PVSP zoning described in Section 9.2.2 above and/or to enter into an agreement to bear its fair share of such costs, which agreement may be in the form of a development agreement, the following issues will be considered as part of such rezoning and/or fair share agreement:

- ♦ Augmenting the County’s standard development regulations in response to the particular characteristics of each individual project;
- ♦ Defining the precise financial responsibilities of the Non-Participating Property Owner, including its obligation to participate in and/or annex into the financing mechanisms described in Section 9.2.1;
- ♦ Determining the non-participating property owners’ fair share of the costs advanced by the Participating Developers to plan and implement this Specific Plan, including the costs to prepare the Specific Plan and related Master Plan documents and to form the financing mechanisms described in Section 9.2.1 above;
- ♦ Determining the property’s fair share for lands dedicated by the Participating Developers for parks and public facilities and for costs advanced by the Participating Developers to acquire additional rights of way and easements, obtain permits, and provide environmental mitigation required to develop the Plan Area;
- ♦ Ensure timely provision of adequate public facilities for each project
- ♦ Streamlining the development approval process by coordinating various discretionary approvals;
- ♦ Providing the terms for reimbursement to the Participating Developers for the property’s fair share of costs advanced by the Participating Developers and for reimbursement to the Non-Participating Property Owner, if and when the Non-Participating Property Owner advances funding for planning, financing, land dedications, permitting, environmental mitigation, designing and constructing specific facilities required for the development of the Specific Plan Area that benefit the properties of both the Non-Participating Property Owner and the Participating Developers;
- ♦ Provide additional terms for both the County and the Non-Participating Property Owner regarding entitlements to the developer in return for commitments for public improvements.

D. Entitlements in the Special Planning Area

This Specific Plan does not revise the existing zoning for the SPA properties. Within this area, existing County zoning and administrative processes govern. Entitlements requested in the SPA shall be governed by the following:

1. Approximately 150 units have been permitted and exist in the SPA.
2. Approximately 63 additional units may be developed within the SPA consistent with current zoning.
3. An additional 198 units (for a total of 411 units) may be developed within the SPA under the Placer Vineyards Specific Plan and the Specific Plan EIR on a first-come, first-served basis. Property owners utilizing any of the 198 additional units will be required to connect to Plan Area infrastructure systems. Property owners who choose to subdivide their properties beyond that allowed under current zoning in the SPA will be required to submit an Amendment application and perform additional environmental review.
4. Any property owner who proposes to develop beyond the total 411 units allowed in the SPA shall be required to submit applications for appropriate amendments to the Placer County General Plan, Specific Plan, and Zoning Ordinance and shall be subject to additional environmental review.

Plan Area public infrastructure systems (e.g., water, wastewater, drainage) shall be sized to accommodate the SPA (411 total units). Property owners in the SPA may hook up to public infrastructure systems but shall be responsible for any fees for the extension of services to their property, any hook-up fees, and any Plan Area or Special District fees that apply to the Plan Area. Developers of properties west of Dyer Lane which abut the eastern boundary of the SPA Area shall be required to stub water and sewer mains of a size adequate to serve the SPA area to their western project boundary and shall provide any necessary easements to accommodate this infrastructure. The specifics as to the number, location, and timing of such extensions shall be established at such time as subdivision tentative maps are approved for these properties.

9.2.7 TRANSFER OF DENSITY

Density Transfer for Housing Units

To further the intent of providing development flexibility, units assigned to specific properties may be transferred between development land use parcels provided that all the following criteria are met:

- ♦ The sending and receiving parcels are within the Placer Vineyards Specific Plan Area and the total maximum number of approved units for the entire Plan Area equals 14,132;
- ♦ The density transfer does not increase or decrease the number of units allocated to any one receiving parcel (or combination of receiving parcels) by more than 20%;
- ♦ The sending and receiving parcels have an existing land use designation of Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), or Religious Site (REL), and the density adjustments would not result in densities above or below those for the existing land use designation;
- ♦ The adjustment is made between parcels before a small lot tentative map is approved by Placer County for either the receiving or sending parcel;
- ♦ Commercial/Mixed-Use (C/MU) units may not be transferred;
- ♦ Units may be transferred into, but not out of, Commercial/Mixed-Use (C/MU) designated property;
- ♦ Units may not be transferred to the Special Planning Area;
- ♦ The transfer of units would not result in increased impacts beyond those identified in the Placer Vineyards EIR;
- ♦ The adjustments in density and units would not significantly affect planned infrastructure, roadways, schools, other public facilities, or Plan Area financing districts;
- ♦ The transfer of units would not result in a reduction in the total number of HDR units of the sending plus the receiving property (For example, if the total of the sending parcel's HDR units plus the receiving parcel's HDR units equals 100 before the transfer, the total must also equal 100 after the transfer); and
- ♦ The County Planning department shall track sending and receiving parcels.

The transfer may occur between different legal owners. To request a density adjustment, the owner or owners of both the sending and receiving parcels shall submit to the County Planning Director all information needed to determine compliance with the above unit-transfer criteria. This submittal shall include information identifying the affected parcels

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and designating the number of units being transferred, an Administrative Modification application with filing fee, and any other necessary documentation requested by the Planning Director. The applicant shall also provide a revised Specific Plan table reflecting the adjusted unit counts and densities, as well as any necessary maps. The revised table will allow the Planning Department to track unit allocations.

Density transfers that fulfill the above criteria and are consistent with the intent of the Specific Plan and EIR will be processed as an Administrative Modification (see 9.2.6B, above). If a request for density adjustments does not comply with the above criteria, the applicant must request an amendment to the Specific Plan.

If a density transfer is requested after a small lot tentative map has been approved for either the sending or receiving parcel a revised tentative map for both parcels shall be submitted to the Planning Commission for review and approval as revised tentative maps. This request shall follow the County's normal process for such approval including payment of normal processing fees.

Density Transfer for Religious Sites

The Placer Vineyards Specific Plan encourages the provision of a broad range of cultural activities, including religious facilities. The Plan Area has specially designated religious sites reserved for religious facilities with an underlying land use designation. The underlying land uses include both residential and non-residential uses selected to be compatible with surrounding land uses. Underlying land uses are indicated in parenthesis following the REL site designation in the land use diagram (Figure 3.1). Property owners who develop religious facilities on their property, including the properties of religious sites with underlying non-residential uses, shall be given density bonuses or additional residential units that may be transferred to other residential areas as described in the policies that follow.

Residential density bonus units may be transferred from a Religious Site (REL) to other parcels as provided below. Such transfers must meet the requirements found under "Density Transfers for Housing Units" above and must also meet the following additional requirements:

- ♦ The number of bonus units assigned to a specific existing parcel within the Specific Plan shall be as designated in Table 3-3;
- ♦ If an approved use (as defined by the religious site land use designation in Chapter III, "Land Use" and Appendix A, "Land Use and Development Standards") occurs on the religious site, property owner(s) may send all or a portion of the designated number of units from the religious site to a receiving site designated for residential uses anywhere in the Plan Area;

- ♦ The resulting density of the receiving site may be increased by the density transfer, provided that maximum density shall not exceed the upper end of the density range for the land use designation on the receiving site;
- ♦ The units transferred shall be identified in an Administrative Modification application and any other documentation that the Planning Director deems necessary to determine compliance with the criteria listed above under "Density Transfer for Housing Units;"
- ♦ The sending sites identified in the Specific Plan shall be identified on the tentative maps of all development proposals and shall remain available for sale and development for an acceptable religious use for 5 years after the date of approval of the tentative map or the date of the completion of the Core Backbone Infrastructure, whichever is later;
- ♦ After the minimum 5-year period, owners may submit an application for a tentative map to subdivide land that has an underlying residential land use designation but was originally designated REL in the land use diagram, and may construct the residential bonus units on the site; and
- ♦ Religious sites with underlying non-residential land uses, such as Business Park (BP) or Commercial/Mixed Use (C/MU), shall be granted the same privileges to transfer the area reserved for the religious site, as indicated in Table 3-3, and subject to the same processes and procedures discussed herein.

Other Religious Sites

Sites made available for religious uses other than the designated religious sites in the Land Use Plan may be approved through a Minor Use Permit process and shall be identified on tentative maps. If approved for a religious use, the associated residential density transfer of units shall be subject to the provisions described above.

9.2.8 DESIGN/SITE REVIEW

The purpose of the County's Design/Site Review process is to ensure that the design of buildings constructed in the Plan area is of high quality and to prevent new construction from adversely affecting the desirability of the immediate and nearby areas for residents and businesses. All development within the Plan Area will be subject to Design/Site Review in accordance with the procedures outlined in Section 17.52.070 of the *Placer County Zoning Ordinance*. Through the Design/Site Review process, applications are approved, conditionally approved, or denied, based on consistency with the design standards and guidelines established for each district and the Plan Area.

9.3 TIMING OF DEVELOPMENT INFRASTRUCTURE AND PUBLIC SERVICES

The Placer Vineyards Plan Area is anticipated to be built-out over 20 to 30 years and may evolve in a variety of ways depending on several factors. These factors include shifts in market demand for various housing types and non-residential uses and changes in the development goals or financial capabilities of property owners.

The sequence of development for Placer Vineyards is to invest and construct a Core Backbone Infrastructure in one phase and initial public service facilities that will allow all the major project developments in the Plan Area to proceed in a logical fashion. Thereafter, additional infrastructure and public service facilities are to be available when developments are approved and constructed. Chapter VII, “Public Utilities and Services” of the Specific Plan describes the infrastructure and public service facilities required to serve the build-out of the Plan Area. The Placer Vineyards Public Financing Plan defines the construction of the Core Backbone Infrastructure system and installation of County service facilities to support the initial development of all major projects within the Plan Area. As development occurs, infrastructure and services will be extended and expanded from the Core Backbone Infrastructure systems, as required, to serve new development. The Public Facilities Financing Plan, Urban Services Plan and the Development Agreements provide the detailed analysis regarding the timing and costs for planned infrastructure and public facilities and the ongoing provision of public services to support development of the Plan Area as such development proceeds.

9.3.1 INFRASTRUCTURE AND PUBLIC FACILITIES SYSTEMS

The Financing Plan and this Specific Plan use the following definitions to more precisely define the following:

Backbone Infrastructure

This term describes certain, essential public service-based items that are underground or on the surface. These items include roads, water, sewer, drainage, recycled water, erosion control, and dry utilities. Backbone infrastructure is sized to serve numerous individual development projects in the Specific Plan and, in some cases, serve the broader region's development areas. Backbone infrastructure contains the following two subsets of improvements.

Core Backbone Infrastructure

This first subset of the Backbone infrastructure, as specified in the Development Agreements, is required at the outset of development to serve all major projects. Core Backbone Infrastructure improvements include roadways and trails, water, wastewater, recycled water and dry utilities. These Core Backbone Infrastructure improvements are generally described below and are more completely described in the Public Facilities Financing Plan:

Roadways and Trails

The initial roadway improvements will consist of the widening and reconstruction of a number of existing roads within and adjacent to the Plan Area as well as the construction of new roads.

Base Line Road–

- ♦ Widen to four lanes between Walerga Road and Pleasant Grove Road (East);
- ♦ Modify existing traffic signals at Walerga Road/Watt Avenue intersection;
- ♦ Install new traffic signals at Locust Road/Pleasant Grove Road (East) intersections; and
- ♦ Improve and widen Riego Road (the extension of Base Line Road in Sutter County) at its intersections with Pleasant Grove Road (West) and Natomas Road in Sutter County, including turn pockets and new traffic signals.

Watt Avenue–

- ♦ Widen to four lanes between Base Line Road and the Sacramento County line;
- ♦ Install new traffic signal at the Watt Avenue/PFE Road intersection; and
- ♦ Widen to four lanes between the Sacramento County line and Tolman Lane in Sacramento County.

West Dyer Lane–construct a four-lane road between Base Line Road (Brewer Road to the north) and Watt Avenue and install new traffic signals at the Base Line and Watt Avenue intersections.

16th Street–construct a two-lane road (in a right of way sized for ultimate four-lane improvements) between Base Line Road and West Dyer Lane and install a new traffic signal at the 16th Street/Base Line Road intersection.

18th Street–construct a two-lane road between West Dyer Lane and Locust Road.

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New fire station access road—construct a two-lane (Palladay Road) from Base Line Road to West Dyer Lane.

Paved trails will be constructed adjacent to the following Core Backbone roads:

- ♦ The south side of Base Line Road between Walerga Road and Newton Street;
- ♦ The west side of Watt Avenue between Base Line Road and West Dyer Lane;
- ♦ The east and north side of West Dyer Lane between Base Line Road and Watt Avenue;
- ♦ The east side of 16th Street between Base Line Road and West Dyer Lane; and
- ♦ The south side of 18th Street between locust Road and West Dyer Lane.

Water

The core backbone water improvements consist of a pipe network within the backbone roadways and three water storage tanks spaced throughout the Plan Area. The storage tanks will connect to the pipe network and be located on sites adjacent to the backbone roads.

Wastewater

There are two alternative methods for collecting and treating wastewater flows from the Plan Area. The preferred alternative is to collect wastewater flows and deliver them for treatment to the Dry Creek Wastewater Treatment Plant (DCWWTP) in the City of Roseville. In this alternative the Core Backbone wastewater improvements will consist of the following:

- The portion of the Plan Area west of Watt Avenue will be served by a gravity sewer pipe trunk system which will collect and deliver wastewater flows from east to west to a lift station to be located near the westerly edge of the Plan Area. Wastewater will be pumped from this lift station through a sewer force main to the DCWWTP. Within the Plan Area the force main will be installed in roadway corridors. From the Watt Avenue/PFE Road intersection the force main will travel easterly along an off-site route to the DCWWTP site.

The secondary wastewater alternative is to collect the flows and deliver them to a trunk sewer owned and maintained by the Sacramento Regional County Sanitation District (SRCSD) for transport to the SRCSD treatment facility. If the secondary wastewater alternative is implemented the Core Backbone wastewater improvements will consist of the following:

- ♦ A gravity sewer pipe trunk system will collect and deliver Plan Area wastewater flows to an SRCSD sewer trunk pipeline in Elkhorn Boulevard. The on-site gravity pipe system installed under this scenario would generally be the same as the system installed for the preferred alternative however instead of terminating at a lift station near the westerly edge of the Plan Area the on-site gravity trunk pipeline would continue southerly into, and through Sacramento County eventually connecting into the SRCSD Upper Northwest Interceptor in Elkhorn Boulevard. The Upper Northwest Interceptor would then carry the Plan Area wastewater flows to the SRCSD treatment plant.

Recycled Water

Recycled water, generated from wastewater effluent treated at the DCWWTP, will be used for landscape irrigation purposes throughout the Plan Area. The Core Backbone recycled water infrastructure will consist of an off-site pipe connection to an existing recycled water supply pipeline, installation of an on-site pipe network located primarily adjacent to core backbone roadways, and construction of a recycled water storage tank connected to the on-site pipe network.

Dry Utilities

Another component of the Core Backbone Infrastructure consists of “dry” utility improvements to provide natural gas, electric, telephone, cable television, and street lighting service to the properties in the Plan Area. Dry utility improvements will be installed in public utility easements adjacent to the Core Backbone roadways within the Plan Area. The improvements will include the relocation and conversion of existing overhead facilities, where required, and the installation of electric and telephone conduits, substructures, cabling, transformers and switches, natural gas pipes, a streetlight conduit system and streetlights, and a broadband conduit system within public utility easements adjacent to Core Backbone roads.

Remaining Backbone Infrastructure

This second subset of Backbone Infrastructure is backbone infrastructure that may or may not be required at the outset of development, the timing of which will be required as specified in the Development Agreements. Depending on specific requirements of development projects or development triggers, Remaining Backbone Infrastructure improvements could be constructed concurrently with Core Backbone Infrastructure or after Core Backbone Infrastructure. Appendix A to the Public Facilities Financing Plan contains the exhibits that identify Remaining Backbone Infrastructure improvements:

Public Facilities

Public Facilities are the amenities to the Specific Plan (park facilities and libraries) or facilities that house employees providing services to the area (sheriff, fire, public administration). Public facilities include the following:

- ♦ Schools;
- ♦ Public buildings, including the Government Center, Libraries, Fire Stations, Sheriff Substation, and their corresponding equipment;
- ♦ Corporation Yard; and
- ♦ Parks and open space.

9.3.2 URBAN SERVICES

Urban Services, described in more detail in the Urban Services Plan, are the new and/or enhanced services to be provided by the County within the Plan Area, these include:

- ♦ Sheriff services;
- ♦ Fire protection and suppression services, including ambulance and paramedic services;
- ♦ Recreation program services;
- ♦ Library services;
- ♦ Maintenance of parks, landscaping, and open space, including all off-site open space and habitat preservation lands;
- ♦ Maintenance of storm drainage system;
- ♦ Maintenance of roads, traffic signals, and streetlights; and
- ♦ Any other service provided by the County to the property that may be allowed by law to be funded through a Community Facilities District.

9.3.3 GENERAL TIMING/DEVELOPMENT POLICIES

Policy 9.3 Infrastructure and Services Planning.

Development and the required infrastructure and public facilities shall be timed to be available for new development in the Plan Area as the development proceeds. Construction of a Core Backbone Infrastructure system and initial County Public Facilities at the outset of development will provide access to the infrastructure and services required to develop. Any property owner in the Plan Area may develop, provided that they build and fund the necessary infrastructure and public facilities as set forth in the Development Agreements, the Public Facilities Financing Plan, and the Urban Services Plan.

Policy 9.4 Approval of Master Plans.

Six master plans are required as one of the first steps in implementing this Specific Plan. These plans are described in Section 9.2.1, in other chapters of the Specific Plan and in the Development Agreements and are as follows:

- ♦ *Landscape Master Plan;*
- ♦ *Parks and Recreation Master Plan;*
- ♦ *Sewer Master Plan;*
- ♦ *Drainage Master Plan;*
- ♦ *County Facilities Master Plan; and*
- ♦ *Transit Master Plan*

All six master plans shall be completed and accepted by the County before the first large lot final map is approved for recordation (or the approval of the first small lot tentative map for an entire property) within the Plan Area.

Policy 9.5 Approval of Urban Services Financing Mechanisms.

The Urban Services Plan, as described in Sections 9.3.2 and 9.4.3 of this Specific Plan, shall be used to decide financing through a Community Facilities District (Services CFD) or County Service Area (CSA). In preparing and establishing the Urban Services Financing Mechanisms, cost estimates developed during the preparation of this Specific Plan and the Urban Services Plan shall be updated and final project taxes for the Services CFD and assessments for the CSA shall be defined. Any necessary Services CFD or CSA shall be formed before the first large lot final map is approved for recordation (or the approval of the first small lot tentative map for an entire property) within the Plan Area.

9.4 SPECIFIC PLAN FINANCING STRATEGY

9.4.1 OVERVIEW OF FINANCING STRATEGY

The major infrastructure required for development to proceed in the Plan Area will be funded primarily with private financing. Municipal debt financing mechanisms for infrastructure may be considered only as capacity exists after services financing is established. Fees include County, Special District, and Plan Area fees. Placer County and special districts serving the Plan Area have developed impact fee programs to fund a portion of the road, sewer, water, sheriff's, and park facilities.

A Plan Area fee program, imposed through the Development Agreements, will be used to fund the Core Backbone and Remaining Backbone Infrastructure costs and other public facilities serving the Plan Area. Also, a new regional fee will be imposed through the Development Agreements to fund public facilities serving the entire Southwest Placer County area.

Facilities will be constructed to serve new development, consistent with the Public Facilities Financing Plan and Development Agreements during the development and subdivision process. Developers may receive either fee credits or reimbursements for advancing eligible projects based on the reimbursement policies described in the Development Agreements.

School facilities are planned to be funded through school mitigation fees and other funding sources, including the State School Building Program and local general obligation bonds.

It is expected that costs will change over time, therefore, the Development Agreements will define methods for the adjustment of the amount of funding to reflect current costs at the time of construction.

The Public Facilities Financing Plan describes the financing strategy to fund major Backbone Infrastructure and Public Facilities needed to serve new development in the Placer Vineyard Specific Plan. The Public Facilities Financing Plan strategy includes:

- ♦ Specifying the major public facilities to be constructed, equipped and furnished in association with the development of the Plan Area including corresponding costs based on available engineering data, existing County department data, and other estimates;
- ♦ Identifying funding sources to pay for the Backbone Infrastructure and public facilities, including any existing and potential future fee programs or financing districts;

- ♦ Providing information regarding the development timing of Backbone Infrastructure and Public Facilities improvements; and
- ♦ Establishing the policy framework for financing the required Backbone Infrastructure and Public Facilities improvements.

The Public Facilities Financing Plan and the Urban Services Plan address the fact that nearly all of the property owners will participate in development at the outset and that these owners will be contractually bound through Development Agreements with the County as well as private agreements between developers to work cooperatively in constructing the Backbone Infrastructure and Public Facilities required to serve all projects.

There are properties that have not been participating in the process and may not have Development Agreements. Non-participating lands are included in the Specific Plan, but are not expected to move forward with development at the time of approval. If and when non-participants move forward, their projects will be subject to the Specific Plan policies, including the Public Facilities Financing Plan and the Urban Services Plan.

9.4.2 GOALS OF THE PUBLIC FACILITIES FINANCING PLAN

The goals of the Public Facilities Financing Plan are as follows:

- ♦ Require developers to initially fund and construct Backbone Infrastructure and fund, construct, equip, and furnish Public Facilities with private funding;
- ♦ Implement new fee programs and, if needed, modify existing fee programs to ultimately provide shared funding mechanisms for all development projects through fee credits and reimbursements;
- ♦ Consider appropriate use of municipal debt-financing mechanisms to reimburse developers for construction of facilities, recognizing however that municipal debt financing for infrastructure and public facilities is questionable given public service funding needs and priority status; and
- ♦ Build in flexibility to allow response to market conditions.

The Public Facilities Financing Plan proposes the following fee program formation and update process which will be used to ultimately provide equal participation in financing for all development projects:

- ♦ Use existing County and Special District fee programs to the extent possible;
- ♦ Participate in a potential new Southwest Placer Fee program to provide reimbursements for regional public facilities serving the larger Southwest Placer area;

- ♦ Establish a Placer Vineyards Specific Plan Fee program to reimburse developers for construction of major backbone infrastructure and public facilities not included in existing fee programs; and
- ♦ Participate in other new regional fee programs (i.e., planned regional road fee programs).

9.4.3 GOALS OF THE URBAN SERVICES PLAN

The goals of the Urban Services Plan serve to provide a solid framework for the delivery and finance of services within the Plan Area. Financing of required services recognizes existing policies of the County and urban service levels as a priority for funding and maintaining services over public financing of project and development related infrastructure and facilities. The goals of the Urban Services Plans are as follows:

- ♦ Establish a high level of urban service standards for the Plan Area commensurate with surrounding jurisdictions;
- ♦ Identify funding sources to pay for urban service costs that minimize financial risk to the County and can be sustained as development occurs and at build-out;
- ♦ Ensure services are funded and available when needed; and
- ♦ Consistent with General Plan policy, finance services by the development of the project without adversely affecting existing County funds.

9.4.4 GENERAL FINANCING POLICIES

Policy 9.6 General Public Facilities Financing Policy.

The following policies shall be followed in implementing the Public Facilities Financing Plan for the Plan Area:

1. *The full costs of both on-site and off-site public infrastructure and public facilities required to support the Plan Area will be funded first and foremost from private financing and revenues generated by development within the Plan Area. Some regionally serving public facilities may be funded by a larger fee program that includes areas both within and outside of the Plan Area.*
2. *Development projects will be required to provide up-front funding for the costs of installing and expanding the Backbone Infrastructure and Public Facilities as and when necessary to adequately serve and support their projects, consistent with the Public Facilities Financing Plan and the Development Agreements. Developers will be subject to fee credits or future reimbursements, consistent with the provisions of the Development Agreements. The costs for Backbone Infrastructure and Public Facilities will be allocated as much*

as possible based on a project's fair share of required improvements and as described in the Public Facilities Financing Plan and the Development Agreements.

3. *Plan Area fees will be imposed by the Development Agreements, for those Backbone Improvements and Public Facilities that are not funded by existing fee programs. A fair-share cost allocation of the Plan Area fee for required backbone improvements and public facilities will be established for each land use consistent with the Public Facilities Financing Plan.*
4. *The Public Facilities Financing Plan establishes methods to time the availability of infrastructure funding to the need for said infrastructure.*
5. *The use of public financing to fund urban services shall take priority over the use of such financing to fund infrastructure improvements in the Plan Area.*
6. *When public financing is used, the total annual tax and/or assessment rates for developed land shall not exceed fiscally prudent levels and will be consistent with the Rules and Procedures of the Placer County Bond Screening Committee.*
7. *Before properties can be developed, such properties shall be required to annex into the Community Facilities District for Services (Services CFD) and/or the County Services Area (CSA) prior to recording of the final map. Parcel maps that are found by the applicable hearing body to be for bonafide agricultural uses and are consistent with their current agricultural zoning are exempt from this policy.*

Policy 9.7 General Urban Services Financing Policies.

The following policies shall be followed in implementing the Urban Services Plan for the Plan Area:

1. *Services will be funded and provided to residents, businesses, and employees of the Plan Area at a higher urban level commensurate with similar urban communities, and above the existing levels provided by the County with the unincorporated area and cities.*
2. *Ensure timing for funding of urban and county-wide services is coordinated so that services are available when needed as the population and employment grows.as possible based on a project's fair share of required improvements and as described in the Public Facilities Financing Plan and the Development Agreements.*

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3. *A funding strategy shall be developed to ensure that the County's General Fund is not negatively impacted by the cost of providing urban and county-wide services in a sustainable and reliable manner.*
4. *Use of public financing to fund services shall take priority over the use of such financing for infrastructure and public facility improvements in the Plan Area.*
5. *When public financing is used, the total annual tax and/or assessment rates for developed land shall not exceed fiscally prudent levels and will be consistent with the rules and procedures of the Placer County Bond Screening Committee.*
6. *Before properties can be developed, such properties shall be required to annex into the Community Facilities District for services (Services CFD) and/or the County Services Area (CSA) prior to recording of the final map. Parcel maps that are found by the applicable hearing body to be for bonafide agricultural uses and are consistent with their current agricultural zoning are exempt from this policy.*

Policy 9.8 Other Financing Mechanisms.

As noted, other financing mechanisms, such as creation of private districts or associations, may be used to fund maintenance of certain facilities in the Plan Area. Any such alternative or supplemental financing mechanisms shall comply with the policies described in Policy 9.7 above.

Policy 9.9 Infrastructure Not Included in Financing Plan.

The construction of in-tract subdivision improvements shall not be included in the Public Facilities Financing Plan, however the maintenance of such improvements is included in the Urban Services Plan.

9.4.5 FINANCING PUBLIC IMPROVEMENTS

As described below, the construction of backbone and other public improvements, public facilities and services designed to serve the Plan Area will be funded by a variety of mechanisms: county-wide impact fees; school district impact fees, Placer Vineyards Specific Plan fees, the use of CFD's and/or a CSA, developer financing, and other potential methods.

COUNTY IMPACT FEES

Placer County has adopted a set of development impact fees to finance capital improvements. Future updates to the Placer County fees may include certain improvements within the Plan Area.

School District Impact Fees

The various school districts have established fees, in accordance with state regulations, to be used to construct school facilities. School impact fees are collected by the County before the issuance of a building permit and are forwarded to the applicable school districts.

Placer Vineyard Specific Plan Fees

County and other existing fee programs may not finance all capital improvements required to serve the Plan Area. Plan area fees (e.g. the "Placer Vineyards Specific Plan Fees") and/or a reimbursement program may be created to finance the balance of road, water, sewer, drainage, detention, open space, parks, and capital facilities.

Southwest Placer Fees

The County may choose to create, or impose through the Development Agreements, Southwest Placer Fees to fund the development of public facilities serving the entire southwestern Placer County area. This fee could fund such public facilities as the community park facilities and equipment, library facilities, regional fire center and transit facilities and equipment.

Community Facilities District

A community facilities district may be established to help fund the construction and/or acquisition of backbone infrastructure and facilities in, and will be established to fund some of the County services for, the Plan Area. The 1982 Mello-Roos Community Facilities Act enables cities and other entities to establish a community facilities district to fund various facilities and services. Under this act, an annual special maximum tax may be levied on land within the boundaries of the community facilities district. The proceeds from a bond sale by the community facilities district can be used for direct funding of improvements, to acquire facilities constructed by the developer, and/or to reimburse developers for advance funding of improvements. The annual maximum special tax can be used toward bond debt service or to build infrastructure as needed. The proceeds of the Mello-Roos special tax can be used for direct funding of facilities and/or to pay off bonds. The proceeds of the Mello-Roos special tax for services can be used to fund such services in perpetuity.